Ordinary Meeting of Council

24 July 2019

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.1 DEVELOPMENT APPLICATION DA.2019.009 - CARAVAN PARK - 94 RESERVOIR LANE, BRAIDWOOD

ATTACHMENT 1 DA.2019.009 - 4.15(1) ASSESSMENT REPORT - MATTERS FOR CONSIDERATION - CARAVAN PARK - 94 RESERVOIR ROAD, BRAIDWOOD

4.15 ASSESSMENT REPORT – DA.2019.009

SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal is integrated development and the following approvals are required:

Fisheries Management Act 1994	**No**	Heritage Act 1977	**No**
Mine Subsidence Compensation Act 1961	**No**	National Parks & Wildlife Act 1974	**No**
Protection of the Environment Operations Act 1997	**No**	Roads Act 1993	**No**
Rural Fires Act 1997	**Yes**	Water Management Act 2000	**No**

The proposed development is deemed a special fire protection purpose and requires approval under Section 100b of the Rural Fires Act 1997. General Terms of Approval were received from the NSW RFS on 21 March 2019 and have been included in the recommended conditions of consent.

CONSIDERATION OF THREATENED SPECIES

Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW Biodiversity Conservation Act 2016 or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The assessment process under the EPBC Act can occur outside the NSW planning system and requires input from the Federal Department of Environment. Any EPBC Act requirements associated with this proposal are discussed later in this section.

Section 7.3 of the Biodiversity Conservation Act 2016 sets out what must be considered in determining whether a proposed development will have a significant impact. Section 7.3 requires the consideration of the following:

- any assessment guidelines applicable to the species, population, or ecological communities, or their habitats, and
- the application of the 'seven-part test' described in the Section.

The site is predicted to contain modified native vegetation under Council's predictive native vegetation mapping. An inspection of the site noted that it was modified grassland.

The subject application was accompanied by a Biodiversity Development Assessment Report prepared by Niche Environment and Heritage giving consideration to the potential impacts of the development upon threatened flora and fauna species likely to be present upon the site. The report identifies the site as containing predominantly exotic pasture species with one small patch of PCT 1334 Yellow Box grassy woodland of the northern Monaro and Upper Shoalhaven area, South Eastern Highland Bioregion. The report finds the proposed development as being unlikely to result in any significant impacts upon any threatened flora or fauna species likely to be present upon the site and identifies no credit offsetting to be required under the Biodiversity Assessment Methodology.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY NO. 21 - CARAVAN PARKS

SEPP 21 establishes a number of development controls applicable to development for the purposes of a caravan park such as the subject application.

8 Development consent required for caravan parks

(1) Development for the purposes of a caravan park may be carried out only with the development consent of the Council.
Comment: noted

(2) Before granting development consent to the use of land for the purposes of a caravan park, a Council must determine:

(a) the number of sites (if any) within that land that the Council considers are suitable for long-term residence, within the meaning of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993, and

Comment: 23 sites proposed and considered suitable for long term occupation.

(b) the number of sites (if any) within that land that the Council considers are not suitable for long-term residence, but are suitable for short-term residence, within the meaning of that Regulation.

Comment: Nil

(3) A Council must not grant development consent to the use of land for the purposes of a caravan park unless it imposes as a condition of that consent a condition specifying the maximum number of sites (if any) within that land that may be used for long-term residence.

Comment: Suitable condition contained within recommended conditions of consent.

(4) The holder of an approval under Part 1 of Chapter 7 of the Local Government Act 1993 to operate a caravan park or camping ground on land must not, without the development consent of the Council, allow a person to occupy a site within that land:

(a) for a continuous period of more than 3 months, except as provided by paragraph (b), or

(b) for a continuous period longer than the period (if any) for which the person is allowed to be accommodated within the land by an extension that has been granted under clause 19 (6) of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993,

if such a use of that site was not lawful under the Environmental Planning and Assessment Act 1979 when this Policy commenced.

Comment: Not applicable

(4A) Except as provided by subclause (4), nothing in this Policy or any other environmental planning instrument requires separate development consent to be obtained for the installation or placement of a moveable dwelling on land on which development for the purposes of a caravan park is being lawfully carried out.

Comment: Noted

(5) This clause does not apply to any land that is authorised to be used for the purposes of a manufactured home estate by a development consent granted pursuant to State Environmental Planning Policy No 36—Manufactured Home Estates or dedicated or reserved under the National Parks and Wildlife Act 1974.

Comment: Not applicable

10 Matters to be considered by Councils

A Council may grant a development consent required by this Policy only after it has considered the following:

(a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,

Comment: The subject site being located within close proximity to Braidwood (a source of local services), and having availability of essential services is considered to be suitable for the purposes of a long-term stay caravan park such as is proposed.

(b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,

Comment: The proposed development does not compete with existing or likely future tourist accommodation within the locality and will not displace any tourist use.

(c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,

Comment: The Braidwood locality suffers from a shortage of low-cost housing. At present workers from the mine, for which the proposed development is intended to accommodate, compete with local residents for available housing within the locality. As such, the proposed development will to some extent assist in reducing demand for low cost housing.

(d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,

Comment: The proposed development incorporates suitable community facilities including dining facilities and recreations areas including a gym, while the services of Braidwood are also located within close proximity to the site.

(e) any relevant guidelines issued by the Director, and

Comment: No published guidelines

(f) the provisions of the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993*.

Repealed by Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. Assessment against the in force regulation follows:

Clause	Development Standard	Proposed	Complies
Division 3			
Subdivision 1 – Land and Site Requirements			
83(1) – minimum size	Caravan park – area not less than 1Ha	11.7Ha site	**Yes**
84 Community Amenities	10% of site reserved for recreation or community facilities	Over 2Ha of the site will be available for recreation including community facilities, a village green and open space areas.	**Yes**
85 Size of dwelling sites	1 – a long-term dwelling site must have an area of at least 80m^2	Minimum 207m^2	**Yes**
86 Site identification	A dwelling site or camp site must be numbered or identified and	Shown on plan	**Yes**

	boundaries clearly identified		
Subdivision 2 -Setbacks			
87 Road frontage	Dwelling site must have vehicular access to an access road	All sites have a frontage to an internal road	**Yes**
88 Community Facilities	Community building must not be closer than 10m to a site boundary or 10m dwelling site unless screened, enclosed fenced or treated in which a minimum 3m to site boundary or 5m to dwellings site.	10.5m to site boundary and 7.5m to dwelling site boundary.	**Yes** Comment: The proposed 7.5m setback relates to an enclosed communal storage structure which by nature of the use is considered to be compatible with the adjacent caravan site, while all other community structures are more greater than 10m from a dwelling site.
89 Setbacks of dwelling sites and camp sites from road frontages	A dwelling site mist not be less than 10m to a public road or 3m to a site boundary.	Minimum 35m to a site boundary and 235m to a public road	**Yes**
90 Use of buffer zones	Setbacks may be used road community amenities, roads, parking etc.	noted	**Yes**
91 Separation Distances	A long term movable dwelling must not be installed closer 3m to any other moveable dwelling. Note: excludes semi-detached relocatable homes on adjoining dwelling sites subject to fire rating.	Minimum 6m	**Yes**
Subdivision 3 - Roads			
92 Entrance and Exit Roads	Entrance or exit road to be at least 7m wide	Minimum 7.3m	**Yes**

93 Forecourt	4m x 20m forecourt to be provided	Compliant forecourt provided at site entry	**Yes**
94 Width of roads	Minimum 4m for one way road or 6m for two way	Minimum 6.4m one way and 7.2m two way	**Yes**
95 Speed limits	Max 15kph to be signposted	-	**To be conditioned**
96 Resident Parking	One space per site.	20 spaces including 1 accessible space	**Yes**
97 Visitor Parking	One space per 10 long term sites or part there of.	11 visitor spaces including 2 accessible spaces	**Yes**
98 Visitor spaces for people with disabilities	Minimum one accessible space	3 accessible spaces	**Yes**
99 Road surfaces	All access roads to be all-weather sealed or other surface specified in consent.	Unsealed all weather access roads	**Yes**
100 Lighting	All access roads to be lit between sunset and sunrise	-	**To be conditioned**
Subdivision 4 – Utility services			
101 Water Supply	Must connect to mains water supply of other approved alternative	Connection to mains water supply	**Yes**
102 Sewage	Must connect to mains sewer or approved alternative	Installation of new OSSM	**Yes** Supported by WaterNSW
103 Drainage	Stormwater drainage system to be provided	Drainage to rainwater tanks	**Yes**
104 Electricity supply	Dwelling must be supplied with electricity from a recirculated electricity supply		**Yes** Submissions of a notice of arrangement from electricity supplier to be conditioned.
105 Common Trenches	Common trenches may be used	-	**N/A**
Subdivision 5 – Showers and toilet facilities			
106 Modification of calculations	2 camp sites = 1 dwelling	-	Noted

under this subdivision	Dwellings site for self-contained movable dwellings and dwelling sites provided with ensuite facilities are to be disregarded.		
107 Number of showers and toilets to be provided	As per table within clause Toilets: 3 Female and 2 Males Urinals: 1 Showers: 2 Female and 2 Male Handbasins: 2 Female and 2 Male	Toilets: 3 Female and 2 Males Urinals: 1 Showers: 2 Female and 2 Male Handbasins: 2 Female and 2 Male	**Yes**
108 Facilities for people with disabilities	One of each sex or one unisex	One unisex	**Yes**
109 Other Facilities	All showers and hand basins required to be supplied with hot and cold water	Hot and cold water	**Yes**
110 Construction of shower blocks and toilet block	To be constructed as per specified construction methodology	Manufactured structure proposed	**Yes**
111 Proximity of dwellings to shower blocks and toilet blocks	Non-self-contained long-term site not to be more than 75m from a shower or toilet block.	All long term sites provided with facilities within 75m	**Yes**
Subdivision 6 – Laundry facilities			
112 Modifications of Calculations under this Subdivision	2 camp sites = 1 short term site	Noted	**N/A**
113 Washing Machines	1 machine per 25 long term sites (minimum 2)	Two machines	**Yes**
114 Laundry tubs	1 tub per 50 long term sites (minimum 1)	1 tub	**Yes**

115 Clothes Dryers	1 clothes dryer per 60 long term sites (minimum 1)	1 dryer	**Yes**
116 Drying Areas	2m line per dwelling site (minimum 50m)	160m of line space	**Yes**
117 Water supply	Hot and cold water to all required washing machines and tubs	-	**Yes**
118 Ironing facilities	1 per 60 short term sites	-	**N/A**
119 Construction of Laundry blocks	To be constructed as per specified construction methodology	Manufactured structure proposed	**Yes**
120 Maintenance	Laundry facilities must be housed in a laundry block and maintained in a serviceable and safe condition	-	**Yes**
Subdivision 7 - Management			
Clause 121-126 contain a number of provisions relating to the management of the caravan park including maximum occupants per site, registers of information, use and provisions of certain information to potential tenants. Should the subject application be approved conditions of consent would be recommended requiring compliance with these clause.			
Subdivision 8 – General			
127 Garbage Removal	Arrangements to be specified within approval for a caravan park for removal or garbage	Waste to be managed by contractor.	**To be conditioned including requirement for the provision of a dedicated waste storage area on site.**
128 Fire Hydrants	No part of a dwelling, camp site or community building may be situated more than 90m from a fire hydrant	Hydrants within 90m of all structures.	**Yes**
129 Fire Hose Reels	Fire hose reels must be installed so that each site can be reached by a fire hose	-	**Yes**

130 Car washing bay	1 wash bay	1 wash bay	**Yes**
131 Buildings	No buildings to be erected unless consent allows. No community building to be installed on a dwelling or camp site.	Community buildings proposed, however not located on dwelling or camp site	**Yes**

STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY DRINKING WATER CATCHMENT) 2011

Clause 10 of State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 requires consent not be granted to development within the Sydney Drinking water Catchment unless it results in a neutral or beneficial impact upon water quality. The subject application was referred to WaterNSW for comment. WaterNSW has advised that the development is capable of achieving a neutral or beneficial effect on water quality subject to conditions of consent. These conditions of consent have been included in the recommended conditions of consent.

PALERANG LOCAL ENVIRONMENTAL PLAN (PLEP) 2014

An assessment of the proposal against the general aims of PLEP 2014 is included below:

Cl. 1.2(2)	***Aims***	***Complies***
(a)	*to protect and improve the economic, environmental, social and cultural resources and prospects of the Palerang community,*	**Yes**
(b)	*to encourage development that supports the long-term economic sustainability of the local community, by ensuring that development does not unreasonably increase the demand for public services or public facilities,*	**Yes**
(c)	*to retain, protect and encourage sustainable primary industry and commerce,*	**Yes**
(d)	*to ensure the orderly, innovative and appropriate use of resources in Palerang through the effective application of the principles of ecologically sustainable development,*	**Yes**
(e)	*to retain and protect wetlands, watercourses and water quality and enhance biodiversity and habitat corridors by encouraging the linking of fragmented core habitat areas within Palerang,*	**Yes**
(f)	*to identify, protect and provide areas used for community health and recreational activities,*	**N/A**
(g)	*to ensure that innovative environmental design is encouraged in residential development.*	**N/A**

Comments: The proposed development involves no actions likely to result in any significant impacts upon any environmental, social or cultural resources within the community. Further, the proposed development has been appropriately designed as to ensure that suitable buffers are provided to water courses within the locality and as to minimise fragmentation of any area of biodiversity significance. As such, the proposed development is consistent with the relevant aims of the PLEP 2014.

Permissibility

The subject site is Zoned RU1 Primary Production zone under Palerang Local Environmental Plan 2014.

Development for the purposes of a caravan park such as is proposed is permissible within the zone with consent and is defined under PLEP 2014 as follows:

> "***caravan park*** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed."

A movable dwelling is defined under PLEP 2014 as follows:

> "***moveable dwelling*** has the same meaning as in the *Local Government Act 1993*.
> **Note.**
>
> The term is defined as follows:
> ***moveable dwelling*** means:
> (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
> (b) a manufactured home, or
> (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition."

The subject application seeks consent for the operation of a caravan park upon the site comprised of five (5) caravan sites and moveable dwellings in the form of portable devices (unit blocks) for human habitation and a number of ancillary community structures. Noting that the proposed development is intended to be used for private purposes as to accommodate for staff of the Dargues Gold Mine.

In determining the permissibility of the proposed development it is considered that a number of qualifying factors must be satisfied being as follows:

- The development comprises a caravan park
- The proposed unit blocks constitute portable devices for human habitation and are therefore moveable dwellings; and
- A caravan park can be used for private purposes.

Detailed consideration is given to each of these factors below.

Does the development comprise of a caravan park?

By definition a caravan park must consist of land on which caravans (or caravans and other movable dwellings) are to be installed or placed. The proposed development seeks consent for the installation of five (5) caravans and 18 movable dwellings, in the form of 18 accommodation blocks upon the site along within ancillary community buildings and as such is best defined as a caravan park. While concern was raised within a number of submissions that the proposed development consisting of predominantly movable dwellings may not fall within the definition of a caravan park, council has sought legal advice on the matter and was advised as follows *"Although it is possible to see the addition of the 5 caravans as relatively 'token' given the scale of the Accommodation Units, the SEE does indicate that the caravan sites will be used. In particular, the SEE provides that the mine will employ approximately 80 personnel on a full time basis. The Accommodation Units are proposed to provide a maximum capacity of 70 people, leaving 10 to presumably occupy the proposed caravans. If this assumption is correct then the application is therefore unlikely to be seen as a sham application by the Court on the basis that the 5 caravans are only included to facilitate the permissibility of the proposal."*

Do the proposed unit blocks constitute portable devices for human habitation and therefore moveable dwellings under the Local Government Act 1993?

In considering the nature of the proposed structures as moveable dwellings consideration must be given to the proposed use and the capacity of the structure as a whole to be transported in its entirety from place to place without the need for more than minor works. The proposed structures are intended to be occupied for human habitation and are designed in such a manner as to allow for the as to allow for the structures to be transported on a 19m heavy vehicle with the addition of Verandas on site. As such the proposed structures are considered to constitute moveable dwellings.

Can a caravan park be used for private purposes?

Council has received legal advice on this matter advising that “there is no restriction on a caravan park being used to provide accommodation only to mining personnel”.

Based upon the above, the proposed development is permissible with consent upon the subject site.

Zone Objectives

An assessment of the proposal against the objectives of the RU1 Primary Production zone is included below:

Objectives	***Complies***
➢ To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	**Yes**
➢ To encourage diversity in primary industry enterprises and systems appropriate for the area.	**Yes**
➢ To minimise the fragmentation and alienation of resource lands.	**Yes**
➢ To minimise conflict between land uses within this zone and land uses within adjoining zones.	**Yes**
➢ To minimise the impact of any development on the natural environment.	**Yes**
➢ To ensure that development does not unreasonably increase the demand for public services or facilities.	**Yes**

Comments: The proposed development involves no actions considered likely to fragment primary industry within the locality or to detrimentally impact upon natural resources or the environment. Further, the proposed development involves no actions considered likely to unreasonably increase demand for public services or facilities. As such, the proposed development is considered to be consistent with the above objectives of the RU1 Primary Production zone.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the PLEP 2014 is provided below.

Height of building

Cl.	***Standard***	***Controls***	***Proposed***	***Complies***
4.3	*Height of building*	10m	4.2m	**Yes**

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the PLEP 2014 are addressed below as part of this assessment:

6.1 Earthworks

Clause 6.1 of the PLEP 2014 establishes a number of matters requiring consideration for development involving earthworks. While the proposed development involves earthworks, with the implementation of appropriate sediment and erosion control measures the proposed development is considered unlikely to result in any significant environmental impacts. As such, a condition of consent is recommended requiring the preparation and implementation of a Soil and Water Management Plan throughout the proposed construction works.

6.3 Terrestrial biodiversity

Clause 6.3 of the PLEP 2014 makes for provision for developments that impact on terrestrial biodiversity. While the subject site contains a small area identified as terrestrial biodiversity, the proposed development involves no works in this area.

6.4 Drinking Water Catchments

Clause 6.4 of the PLEP 2014 makes provision for developments within a drinking water catchment. The subject site is located within the Sydney Drinking Water Catchment. . The subject application was referred to WaterNSW for comment. WaterNSW has advised that the development is capable of achieving a neutral or beneficial effect on water quality subject to conditions of consent. These conditions of consent have been included in the recommended conditions of consent.

6.11 Essential services

Clause 6.11 of the PLEP 2014 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access. The applicant proposes to service the site through connection to Council's reticulated water system, an on-site effluent disposal system, and a new electricity connection. It is also noted that the applicant will be required to upgrade Reservoir Lane to achieve Council's minimum standard. This is considered to provide suitable essential services for the purposes of the proposed development.

4.15(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

4.15(1)(a)(iii) any development control plan

PALERANG DEVELOPMENT CONTROL PLAN 2015

Section	Development Control	Proposed	Complies
C17 Lighting	1) Outdoor lighting must be full cut off light fixture	-	Compliance with AS4282-2019 Control of obtrusive effects of outdoor lighting to be conditioned.
	2) All outdoor lighting fixtures must be located and installed as to avoid glare on to adjacent	-	Compliance with AS4282-2019 Control of obtrusive effects of outdoor lighting to be conditioned.

	properties or street.		
	3) All direct illumination shall be kept within the boundaries of the property	-	Compliance with AS4282-2019 Control of obtrusive effects of outdoor lighting to be conditioned.
C21 Caravan Parks and camping grounds	1) Approval must be obtained under Section 68 of the Local Government Act 1993	The subject application was accompanied by an application under Section 68 of the Local Government Act 1993 for the operation of a caravan park.	**Yes**
	2) Development application is to include information in relations to caravan and camping sites, setbacks from activities on adjoining lots, building details, service arrangements and consideration of environmental factors	Detail included within applications.	**Yes**

4.15(1)(a)(iiia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard *AS2601–1991: The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does not involve the demolition of a building for the purposes of *AS 2601 – 1991: The Demolition of Structures*.

4.15(1)(a)(v) any coastal zone management plan

Council is not subject to a coastal zone management plan.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Social Impacts

While when viewed in isolation the proposed development represents the introduction of an additional 80 people to the locality, the proposed development actually seeks to resolve a complex issue created through the approval of the Dargues Gold Mine development which was approved as state significant development. The mine development has generated a demand for a specialised workforce to operate the mine without the provision of accommodation for such a workforce. To date staff involved in the establishment phase of the mine, which represent less than half of the total number of employees during the operation phase of the mine, have relied upon the limited rental market available within Braidwood and Majors Creek for housing which has placed significant stress upon the local rental market. The proposed development would however, reduce existing demand upon affordable housing within the locality, increase spending within the local economy through direct and indirect spending. On the contrary, the proposal would increase demand for community services and facilities and has generated a degree of angst amongst the community as a result of fear of the unknown and otherism (the introduction of a new and distinguishable population group within the community). The additional demand for facilities and services as a result of the proposed development is considered unlikely to be of a scale that would unable to be accommodated for within the broader region, while over time adaptation of social norms will see the concept of otherism dissolve as occupants of the site integrate within the community. As such, the proposed development is considered to result in a number of improved social outcomes for the broader community while not resulting any significant negative social impacts.

Visual Impacts

The proposed development is located more than 2km from the town of Braidwood, and as a result of the topography of the subject site and the land between the site and the town of Braidwood the proposed development will not be visible from Braidwood, however, the site will be visible from the northern approach to Braidwood (See Figure 1 below). As viewed from Braidwood's northern approach the proposed development will cluster with the existing buildings along Reservoir Lane including Council's reservoir and the dwelling and outbuildings at 105 Reservoir Lane and as such is unlikely to significantly detract from the existing vistas and views from Braidwood. Nonetheless, a condition of consent is recommended requiring the structures be finished in low reflective, neutral tones as to blend into the landscape.

Figure 1: Looking toward the subject site from the northern approach to Braidwood (subject site highlighted in red).

Figure 2: View from the subject site looking towards Braidwood taken from the existing access point from Reservoir Lane

Traffic Impacts

The proposed development, by nature of the use will result in increased vehicular movements upon the local road network. The proposed development will require upgrade works to Reservoir Lane to achieve Council's minimum access standard and to ensure for safe vehicular access to and from the site. Further, to minimise vehicle movements generated by the development the applicant proposes cooperate a commuter bus service between the subject site and Dargues Gold Mine that will significantly reduce the number of potential movements from the site.

Conditions of consent are recommended requiring upgrade works to Reservoir Lane as to ensure that the roadway is capable of accommodate for the additional vehicle movements generated by the development. Nonetheless, the applicant proposes to operate a bus service to transport workers from the subject site to the mine. A condition of consent is recommended requiring the implementation of a Transport Plan of Management including a requirement that all shuttle buses access the site via Bombay Road rather than Sandholes Road to ensure that shuttle services do not result in additional traffic movements upon Sandholes Road that would otherwise require additional upgrade works.

Figure 3: Reservoir Lane looking south towards subject site.

Aboriginal Cultural Heritage

A basic search of the NSW Office of Environment and Heritage's (OEH) Aboriginal Heritage Information Management System identified know items of Aboriginal cultural heritage significance within 200m of the subject site. Further, there are no topographical features within the locality, nor does Council hold any records that suggest the presence of any such items upon the site. As such, in accordance with the OEH's Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales the proposed development is considered unlikely to result in the disturbance of any item of Aboriginal cultural heritage significance and may proceed with caution.

Temporary Nature of Proposal and Remediation

The subject application seeks to limit the life of the subject consent to that of the mine and to decommission the site and return it to a primary production use following the cessation of the proposed use. At this time the mining operations are limited to 30 June 2025. A condition of consent is recommended requiring the submission of a detailed site remediation plan to be implemented upon cessation of the use including the removal of all structures and rehabilitation of all disturbed areas.

4.15(1)(c) the suitability of the site for the development

The subject site is relatively unconstrained and is considered to be suitable in its current state for the purposes of the proposed development.

4.15(1)(d) any submissions made in accordance with this Act or the regulations

The proposal required notification under Part E of the Palerang DCP 2015. 40 submissions were received including four (4) in support of the proposal. The relevant issues raised are as follows:

Issue: Permissibility

Concern was raised over permissibility of the proposed development as a caravan park.

Comment: The proposed development being for the purposes of caravan park is permissible with consent upon the site (refer to the attached *Section 4.15 assessment* for detailed discussion)

Issue: Visual Impacts

Concern was raised in relation to the potential visual impacts of the development as viewed from the town of Braidwood.

Comment: The subject site is located more than 2km from the township of Braidwood. With the implementation of the screen plantings along the site boundaries as proposed and by finishing structures in neutral colours consistent with the surrounding landscape (to be conditioned) the proposed development is considered unlikely to result in any significant visual impacts when viewed from Braidwood or its approaches.

Issue: Relationship with mine development

Concern was raised over the relationship of the development with the Dargues Gold Mine development.

Comment: Council is unable to give any weighting to identity of the applicant or owner and any relationship they may have with other development throughout the assessment of any development application.

Issue: Essential services

Concern was raised over the ability of the developer to provide suitable essential services for the development.

Comment: The applicant proposes to service the site through connection to Council's reticulated water system, an on-site effluent disposal system, and a new electricity connection. This is considered to provide suitable essential services for the purposes of the proposed development.

Issue: Energy efficiency

Concern was raised over the lack of energy efficiency measures incorporated in the development including passive thermal comfort measures.

Comment: The proposed development orientates structures along an east-west access optimising solar access and provides appropriate separation as to minimise overshadowing between structures. As there is no mandated energy efficiency requirements for such a development the passive thermal comfort measures incorporated into the development are considered to be appropriate.

Issue: Lack of rental accommodation

Concern was raised over a lack of rental accommodation in Braidwood.

Comment: This is not a matter relevant to the assessment of subject application, nonetheless, the proposed development would reduce existing demand for rental accommodation by mine staff.

Issue: Consultation process

Concern was raised over the community consultation process (or lack of) undertaken by the developer and Council.

Comment: The subject application was initially publically notified for a period of 14 days in accordance with Part E of the Palerang Development Control Plan 2015, though the submission period was subsequently extended for an additional period of 14 days (28 days total). While the

applicant did not undertake any form of public consultation prior to the lodgement of the application, there is no legislative requirement that the applicant undertake such consultation.

Issue: Site suitability – topography and access

Concern was raised of the suitability of the site based upon the topography of the site and proximity to drainage lines.

Comment: While the subject site slope south-north the proposed development has been designed in such a way as to avoid the steepest portions of the slope to the south of the site and place the proposed building predominantly along the contours as to reduce the need for cut and fill.

Issue: Access

Concern was raised over the availability of suitable vehicular access to the subject site and potential impacts of the development upon transit paths to the mine site

Comment: Conditions of consent are recommended requiring upgrade works to Reservoir Lane as to ensure that the roadway is capable of accommodating for the additional vehicle movements generated by the development. Further, a condition of consent is recommended requiring the implementation of a Transport Plan of Management including a requirement that all shuttle buses access the site via Bombay Road rather than Sandholes Road to ensure that shuttle services do not result in additional traffic movements upon Sandholes Road.

Issue: Effluent disposal

Concern was raised over the adequacy of the effluent disposal measures in recognition of the sites location within the Sydney Drinking Water Catchment

Comment: The proposed development being located within the Sydney Drinking Water Catchment required the concurrence of WaterNSW.

Issue: Site Selection

Concern was raised over the isolation of the site in recognition of other potential sites for the development.

Comment: The subject application and site suitability must be assessed on its own merit. The suitability of other sites within the locality is not a matter for consideration under the heads of consideration contained within Section 4.15 of the Environmental Planning and Assessment Act 1979.

Issue: Public use

Concern was raised that the proposed caravan park is not proposed to be available for public use.

Comment: There is no legislative requirement for a caravan park to be available for public use and it is the discretion of the operator as to whom the park is made available.

Issue: Environmental Impacts

Concern was raised over potential impacts of the development upon the natural environment

Comment: The potential environmental impacts of the proposed development have been considered in accordance with the requirements of Clause 4.15 of the Environmental Planning and Assessment Act 1979 and the proposal was found to be unlikely to result in any significant environmental impacts.

Issue: Weather

Concern was raised over potential impacts of adverse weather events upon the proposed development (wind, bushfire and flood).

Comment: The subject site is not located upon flood prone land and all structures installed upon the site are required to be designed in accordance with the applicable design gust wind speed for the site.

Issue: Community Safety

Concern was raised over potential impacts of the development upon community safety within the town of Braidwood.

Comment: The proposed development providing for accommodation involves no actions likely compromise the safety of existing residents within the locality.

Issue: SEPP 21

Concern was raised over potential not compliance of the development with State Environmental Planning Policy No.21 – Caravan Parks

Comment: Assessment of the proposed development against the provisions of the SEPP found the proposal to satisfy the relevant provisions of the SEPP (Refer to attachment 1 for detailed discussion.

Issue: Decommissioning the site

Concerns were raised over the lack of detail in relation to the proposed decommissioning of the site.

Comment: A condition of consent has been recommended requiring the preparation and implementation of a detailed plan of remediation including the removal of all structures and revegetation of all disturbed areas upon cessation of the use of the site.

Issue: Earthworks

Concern was raised over the extent of earthworks proposed

Comment: While the prosed development will require earthworks to accommodate for the proposed structures and internal road network, the proposed earthworks are considered unlikely to result in any significant impacts. Further, it is proposed that upon completion of the development that remediation works be undertaken as to return the site to its existing state.

Issue: Existing Caravan Park approval

Concern was raised over need for the proposed development in recognition of the existing caravan park approval within Braidwood.

Comment: The presence of an existing caravan park approval is not a matter for consideration under the heads of consideration contained within Section 4.15 of the Environmental Planning and Assessment Act 1979.

Issue: Compatibility with surrounding uses

Concern was raised over the compatibility of the development with surrounding agricultural land uses.

Comment: The proposed development involves no actions restricting the ability of adjoining landowners to continue to undertake extensive agricultural practices.

Issue: Landscaping

Concern was raised over a lack of detail regarding proposed landscaping measures

Comment: The proposed development includes the establishment of a number of landscaping buffers along with the planting of proposed recreation areas. A condition of consent is recommended requiring such planting to comprise of native tree species within a minimum mature height of 7m of mature stock.

Issue: *Sediment and Erosion Control*

Concern was raised in relation to a lack of detail regarding proposed sediment and erosion control measures.

Comment: Conditions of consent are recommended requiring the design, implementation, monitoring and maintenance of sediment and erosion control measures throughout the construction process.

Issue: Weed Management

Concern was raised in relation to potential weed management implications of the development.

Comment: Approval of the proposed development would not alter the land owners and occupiers commitments under the Biosecurity Act 2015 for the management of weed species

Issue: Concern was raised in relation to the social welfare of workers occupying the site.

Comment: The proposed development provides community amenities and recreation facilities for the occupation of the site. Nonetheless, the welfare of staff is matter for the employer under the Work Health Safety Act 2011.

Issue: Concern was raised over the lack of benefits the development present to the local community and potential for conflict between site occupants and local residents

Comment: While there is no requirement for a development to result in community benefits, the proposed development involves no actions considered likely to result in any significant negative impacts upon the local community.

Issue: Alternate Housing options

Concern was raised that appropriate consideration has not been given to potential alternate house options available to the developer.

Comment: The viability of alternate housing options is a financial decision for the developer and is not a matter for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.15(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 64 CONTRIBUTIONS

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

Section 64 Contributions are applicable to the proposed development and have been included in the recommended conditions of consent.

SECTION 7.11 CONTRIBUTIONS

Section 7.11 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

Section 7.11 Contributions are applicable to the proposed and have been included in the recommended conditions of consent.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, and is considered to be unlikely to result in any significant impacts and is therefore satisfactory for approval, subject to the recommended conditions of consent.

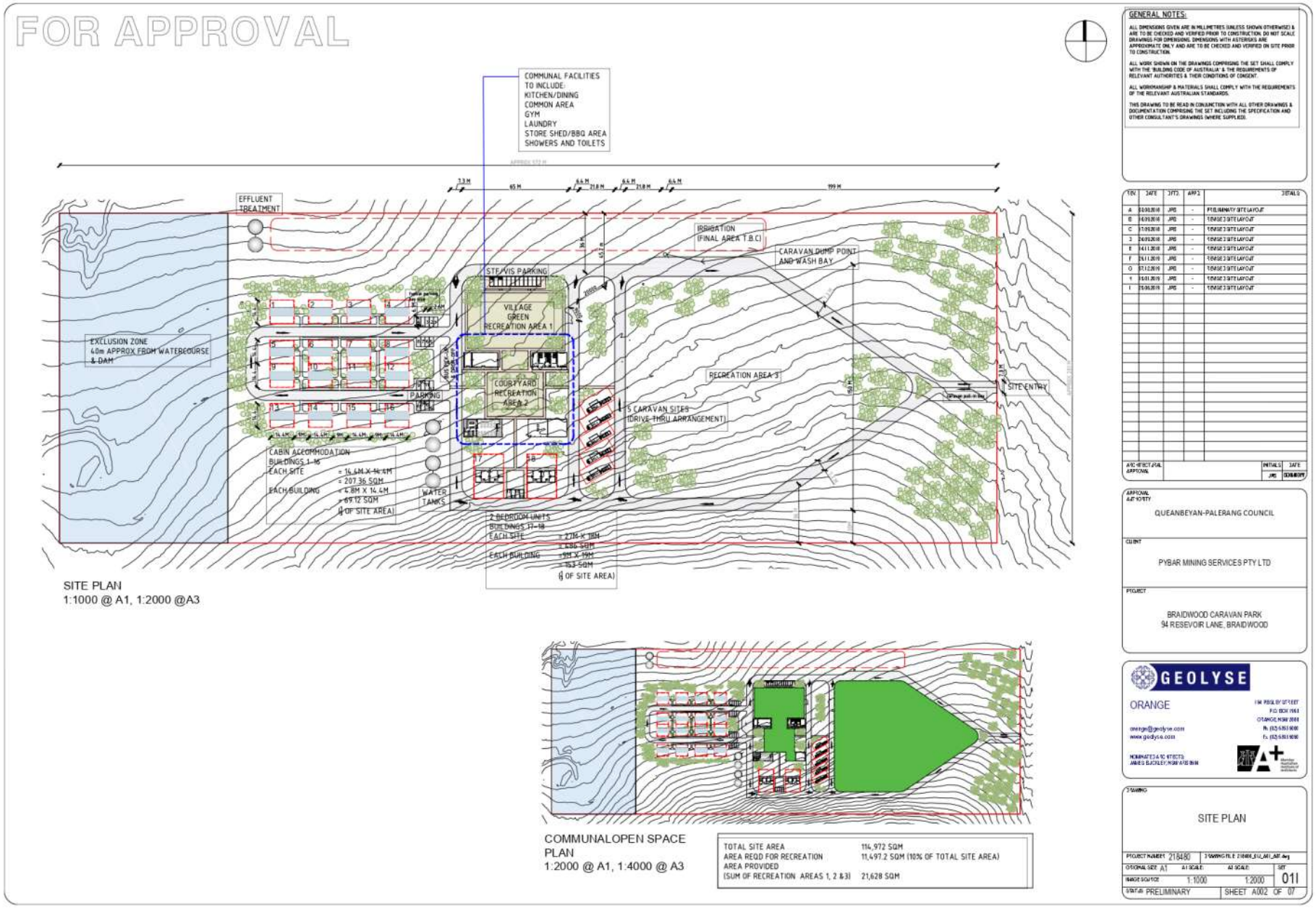
QUEANBEYAN-PALERANG REGIONAL COUNCIL

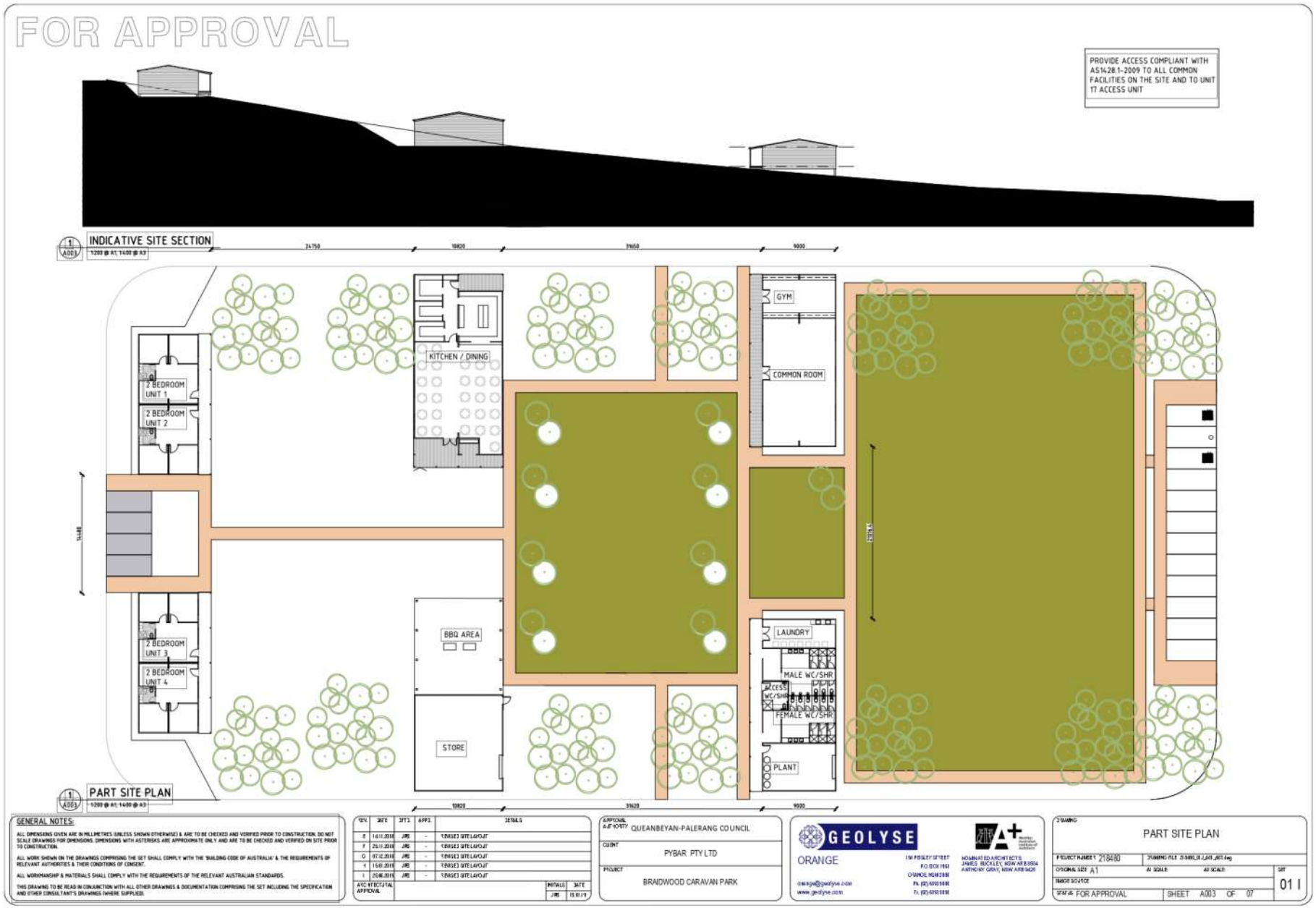
Council Meeting Attachment

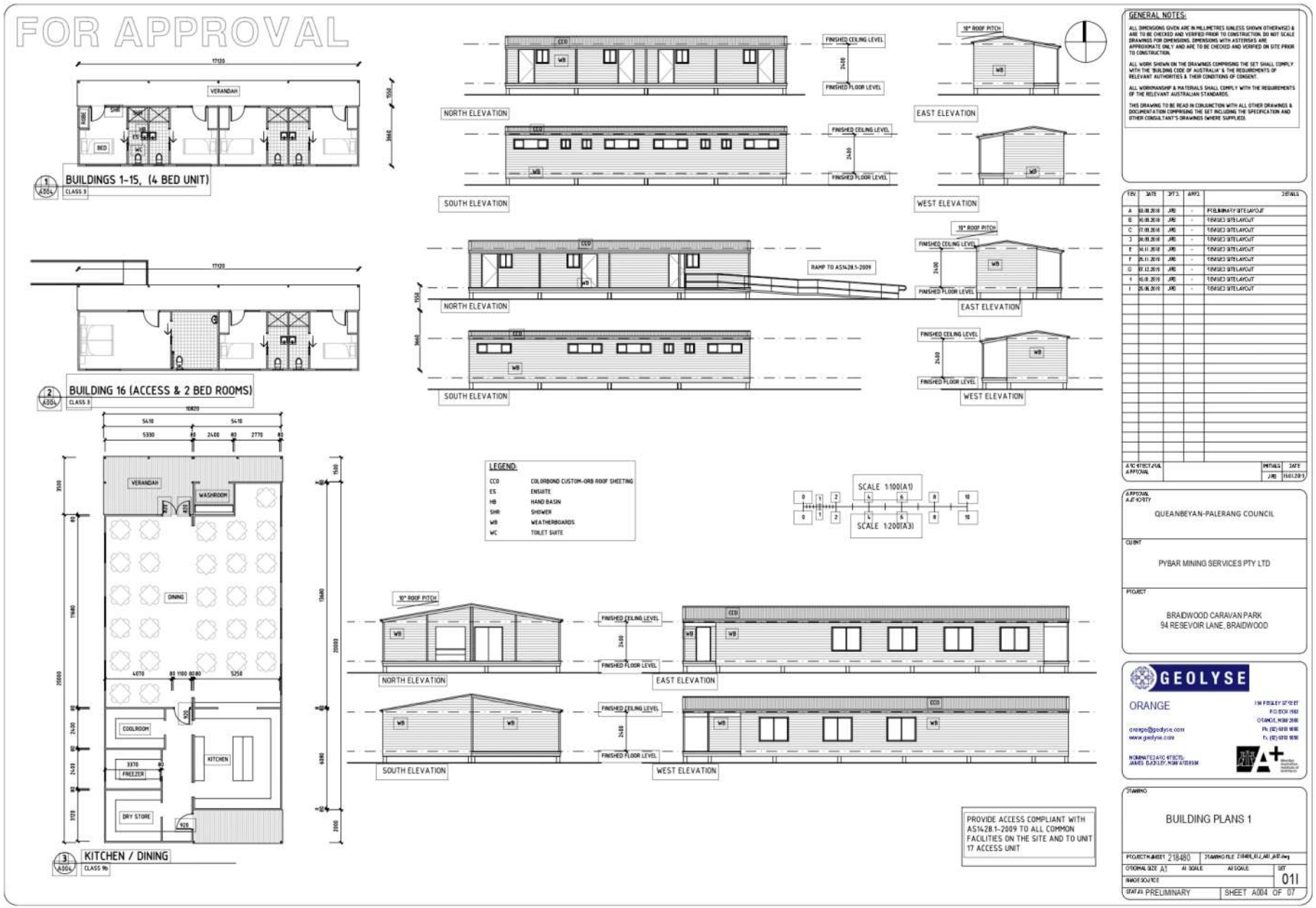
24 JULY 2019

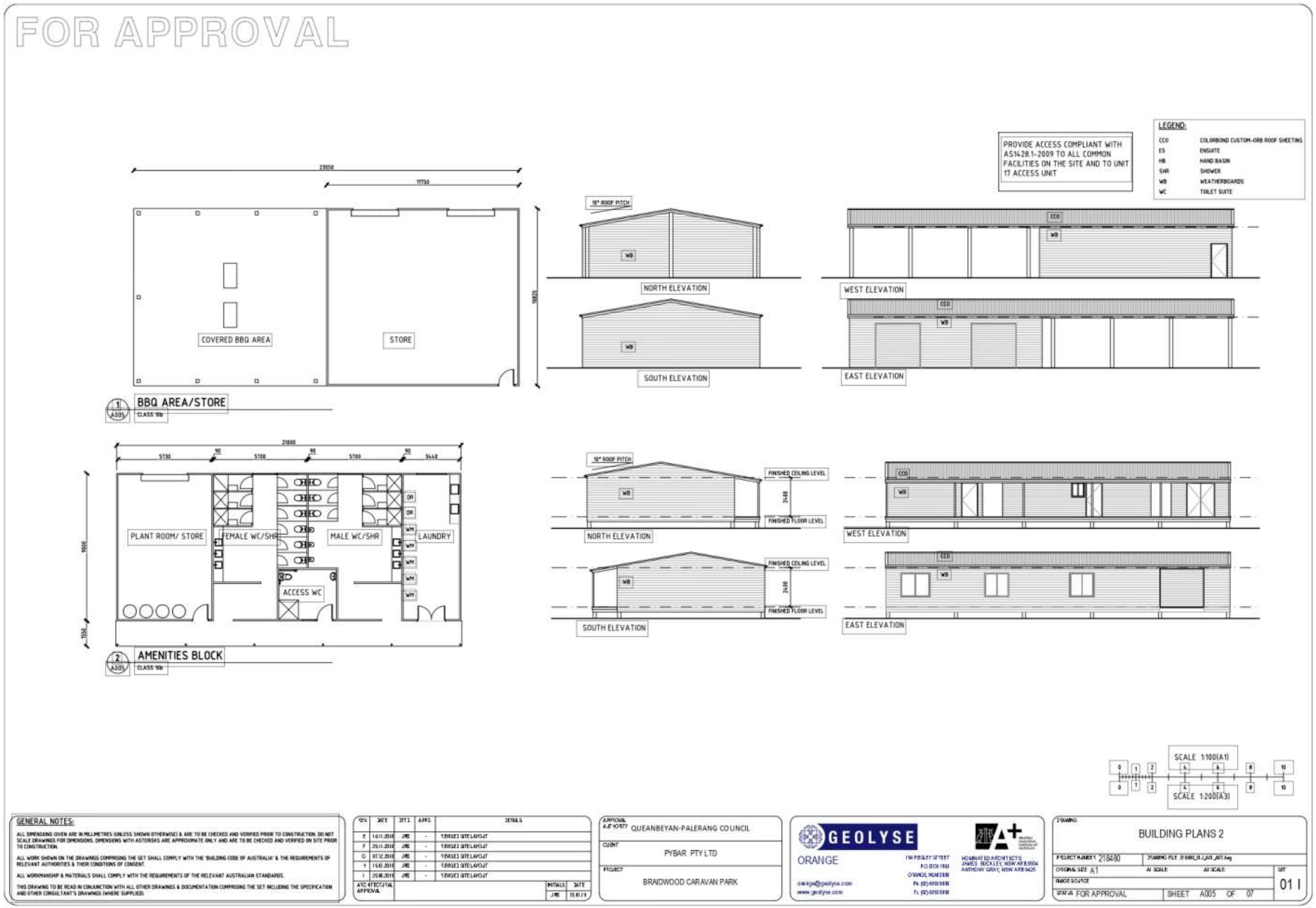
ITEM 9.1 DEVELOPMENT APPLICATION DA.2019.009 - CARAVAN PARK - 94 RESERVOIR LANE, BRAIDWOOD

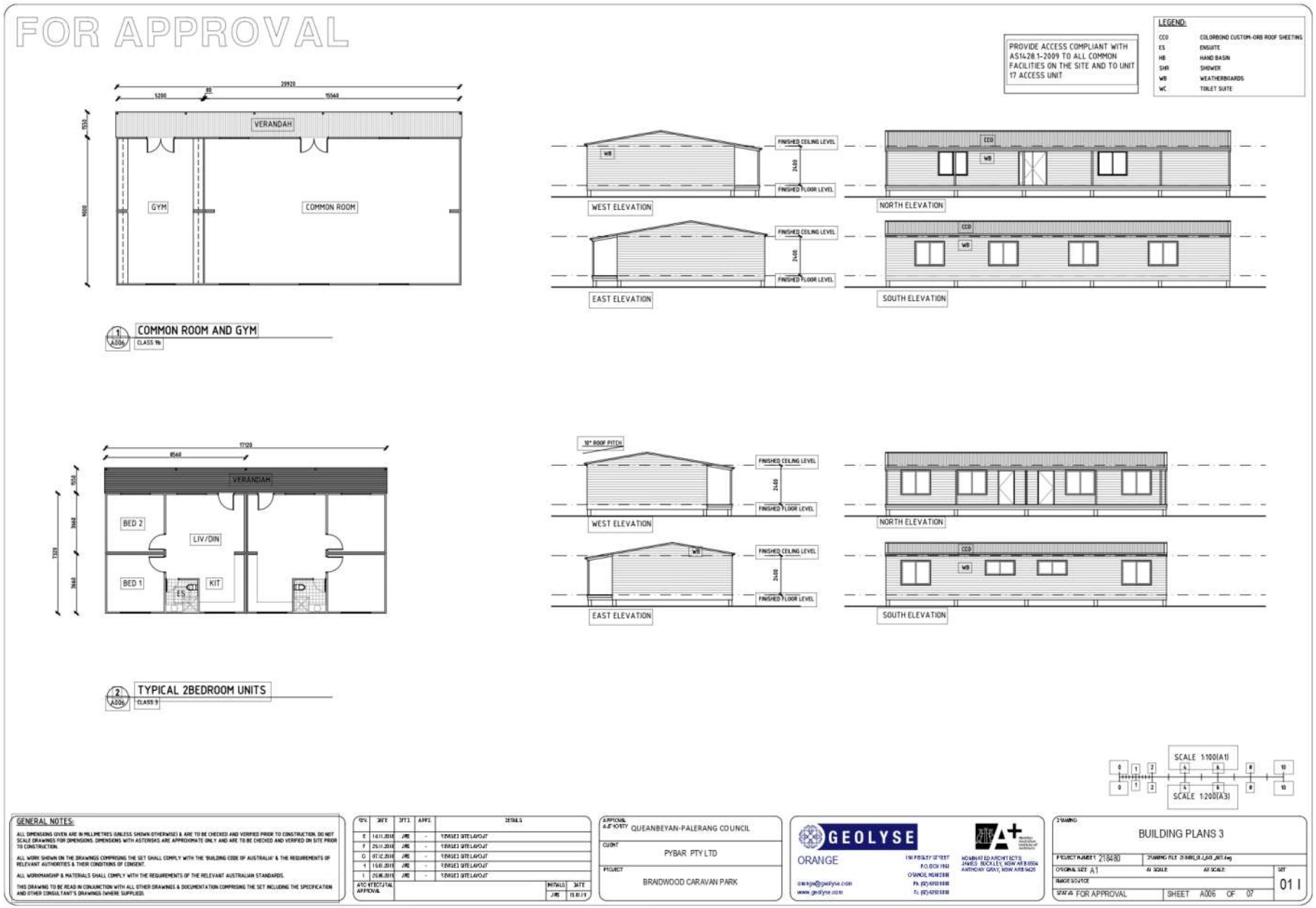
ATTACHMENT 2 DA.2019.009 - PLANS - CARAVAN PARK - 94 RESERVOIR ROAD, BRAIDWOOD


FOR APPROVAL
COMMUNAL FACILITIES TO INCLUDE: KITCHEN/DINING COMMON AREA GYM LAUNDRY STORE SHED/BBQ AREA SHOWERS AND TOILETS
EFFLUENT TREATMENT
IRRIGATION (FINAL AREA T.B.C)
CARAVAN DUMP POINT AND WASH BAY
STF VIS PARKING
VILLAGE GREEN RECREATION AREA 1
EXCLUSION ZONE 40m APPROX FROM WATERCOURSE & DAM
COURTYARD RECREATION AREA 2
RECREATION AREA 3
SITE ENTRY
PARKING
5 CARAVAN SITES (DRIVE THRU ARRANGEMENT)
CABIN ACCOMMODATION BUILDINGS 1-16 EACH SITE = 16.6M X 14.4M = 207.36 SQM EACH BUILDING = 4.8M X 14.4M = 69.12 SQM (½ OF SITE AREA)
WATER TANKS
2 BEDROOM UNITS BUILDINGS 17-18 EACH SITE = 27M X 18M = 486 SQM EACH BUILDING = 9M X 18M = 243 SQM (½ OF SITE AREA)
SITE PLAN
1:1000 @ A1, 1:2000 @A3
COMMUNALOPEN SPACE PLAN
1:2000 @ A1, 1:4000 @ A3
TOTAL SITE AREA 114,972 SQM
AREA REQD FOR RECREATION 11,497.2 SQM (10% OF TOTAL SITE AREA)
AREA PROVIDED (SUM OF RECREATION AREAS 1, 2 &3) 21,628 SQM
GENERAL NOTES:
QUEANBEYAN-PALERANG COUNCIL
PYBAR MINING SERVICES PTY LTD
BRAIDWOOD CARAVAN PARK
94 RESEVOIR LANE, BRAIDWOOD
GEOLYSE
ORANGE
SITE PLAN
SHEET A002 OF 07


FOR APPROVAL
PROVIDE ACCESS COMPLIANT WITH AS1428.1-2009 TO ALL COMMON FACILITIES ON THE SITE AND TO UNIT 77 ACCESS UNIT
INDICATIVE SITE SECTION
1:200 @ A1, 1:400 @ A3
24750
18820
31650
9900
KITCHEN / DINING
GYM
COMMON ROOM
2 BEDROOM UNIT 1
2 BEDROOM UNIT 2
2 BEDROOM UNIT 3
2 BEDROOM UNIT 4
BBQ AREA
STORE
LAUNDRY
MALE WC/SHR
ACCESS WC/SHR
FEMALE WC/SHR
PLANT
PART SITE PLAN
1:200 @ A1, 1:400 @ A3
GENERAL NOTES:
ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.
ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).
REV. DATE DFT'D APP'D DETAILS
E 14.11.2018 JRB - REVISED SITE LAYOUT
F 29.11.2018 JRB - REVISED SITE LAYOUT
G 07.12.2018 JRB - REVISED SITE LAYOUT
H 15.01.2019 JRB - REVISED SITE LAYOUT
I 25.06.2019 JRB - REVISED SITE LAYOUT
ARCHITECTURAL APPROVAL INITIALS DATE JRB 15.01.19
APPROVAL AUTHORITY QUEANBEYAN-PALERANG COUNCIL
CLIENT PYBAR PTY LTD
PROJECT BRAIDWOOD CARAVAN PARK
GEOLYSE
ORANGE
NOMINATED ARCHITECTS
JAMES BUCKLEY, NSW ARB 5504
ANTHONY GRAY, NSW ARB 6425
DRAWING PART SITE PLAN
PROJECT NUMBER 218420
ORIGINAL SIZE A1
AT SCALE
SHEET 01 I
STATUS FOR APPROVAL
SHEET A003 OF 07


FOR APPROVAL
BUILDINGS 1-15, (4 BED UNIT)
BUILDING 16 (ACCESS & 2 BED ROOMS)
KITCHEN / DINING
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
RAMP TO AS1428.1-2009
LEGEND
CCD COLORBOND CUSTOM-ORB ROOF SHEETING
ES ENSUITE
HB HAND BASIN
SHR SHOWER
WB WEATHERBOARDS
WC TOILET SUITE
SCALE 1:100(A1)
SCALE 1:200(A3)
PROVIDE ACCESS COMPLIANT WITH AS1428.1-2009 TO ALL COMMON FACILITIES ON THE SITE AND TO UNIT 17 ACCESS UNIT
GENERAL NOTES:
QUEANBEYAN-PALERANG COUNCIL
PYBAR MINING SERVICES PTY LTD
BRAIDWOOD CARAVAN PARK
94 RESEVOIR LANE, BRAIDWOOD
GEOLYSE
ORANGE
BUILDING PLANS 1
PRELIMINARY
SHEET A004 OF 07


FOR APPROVAL
PROVIDE ACCESS COMPLIANT WITH AS1428.1-2009 TO ALL COMMON FACILITIES ON THE SITE AND TO UNIT 17 ACCESS UNIT
LEGEND:
CCO COLORBOND CUSTOM-ORB ROOF SHEETING
ES ENSUITE
HB HAND BASIN
SHR SHOWER
WB WEATHERBOARDS
WC TOILET SUITE
COVERED BBQ AREA
STORE
BBQ AREA/STORE
NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
EAST ELEVATION
PLANT ROOM/ STORE
FEMALE WC/SHR
MALE WC/SHR
LAUNDRY
ACCESS WC
AMENITIES BLOCK
FINISHED CEILING LEVEL
FINISHED FLOOR LEVEL
SCALE 1:100(A1)
SCALE 1:200(A3)
GENERAL NOTES:
QUEANBEYAN-PALERANG COUNCIL
PYBAR PTY LTD
BRAIDWOOD CARAVAN PARK
GEOLYSE
ORANGE
BUILDING PLANS 2
FOR APPROVAL
SHEET A005 OF 07


FOR APPROVAL
PROVIDE ACCESS COMPLIANT WITH AS1428.1-2009 TO ALL COMMON FACILITIES ON THE SITE AND TO UNIT 17 ACCESS UNIT
LEGEND:
CCD COLORBOND CUSTOM-ORB ROOF SHEETING
ES ENSUITE
HB HAND BASIN
SHR SHOWER
WB WEATHERBOARDS
WC TOILET SUITE
VERANDAH
GYM
COMMON ROOM
COMMON ROOM AND GYM
CLASS 9b
WEST ELEVATION
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
FINISHED CEILING LEVEL
FINISHED FLOOR LEVEL
2400
BED 2
LIV/DIN
BED 1
KIT
ES
TYPICAL 2BEDROOM UNITS
CLASS 1
30° ROOF PITCH
SCALE 1:100(A1)
SCALE 1:200(A3)
GENERAL NOTES:
ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
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ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).
REV. DATE DRT'D APP'D DETAILS
E 14.11.2018 JMB - TENDER SITE LAYOUT
F 29.11.2018 JMB - TENDER SITE LAYOUT
G 07.12.2018 JMB - TENDER SITE LAYOUT
H 15.01.2019 JMB - TENDER SITE LAYOUT
I 25.06.2019 JMB - TENDER SITE LAYOUT
ARCHITECTURAL APPROVAL INITIALS DATE JMB 15.01.19
APPROVAL AUTHORITY QUEANBEYAN-PALERANG COUNCIL
CLIENT PYBAR PTY LTD
PROJECT BRAIDWOOD CARAVAN PARK
GEOLYSE
ORANGE
NOMINATED ARCHITECTS
DRAWING BUILDING PLANS 3
PROJECT NUMBER 219420
ORIGINAL SIZE A1
STATUS FOR APPROVAL
SHEET A006 OF 07
SET 01 I

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.1	DEVELOPMENT APPLICATION DA.2019.009 - CARAVAN PARK - 94 RESERVOIR LANE, BRAIDWOOD
ATTACHMENT 4	DA.2019.009 - DRAFT CONDITIONS OF CONSENT - CARAVAN PARK - 94 RESERVOIR ROAD, BRAIDWOOD

SCHEDULE OF CONDITIONS

APPROVED DEVELOPMENT AND PLANS

1. The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Site Plan	Geolyse	Rev I/ 25 June 2019	26 June 2019
Part Site Plan	Geolyse	Rev I/ 25 June 2019	26 June 2019
Building Plans 1	Geolyse	Rev I/ 25 June 2019	26 June 2019
Building Plans 2	Geolyse	Rev I/ 25 June 2019	26 June 2019
Building Plans 3	Geolyse	Rev I/ 25 June 2019	26 June 2019
Hydrant Coverage Plan	Geolyse	Rev I/ 25 June 2019	26 June 2019
Statement of Environmental Effects	Geolyse	January 2019	22 January 2019
Biodiversity Development Assessment Report	Niche Environment and Heritage	16 January 2019	22 January 2019
Bushfire Hazard Assessment	Harris Environmental	12 December 2018	22 January 2019
Water Cycle Management Study	Geolyse	March 2019	15 March 2019
On-site Effluent Management Study	Envirowest Consulting	13 March 2019	15 March 2019

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

SPECIAL CONDITIONS

2. Reservoir Lane

Reservoir Lane shall be designed to the standards as set out in AUSSPEC #1 QPRC D1 and D2 Design Specifications as amended by Queanbeyan-Palerang Regional Council, Road 1 pavement designed shall have a bitumen surfaced flexible pavement formation width of 9.2m with subsoil and table drains and to extend south from the intersection with Bombay Road and incorporate the frontage of the development.

All pavement work is to be designed with a DGB20 granular pavement with a 14/7mm two-coat bitumen seal. Bitumen surfaced pavement design shall be submitted as part of the construction certificate application.

Reason: To ensure that the roads created are of a standard to safely cater for the traffic generated by the development.

3. Access Crossover

Design heavy duty reinforced concrete crossover (minimum width of 8.0m plus tapersat street seal edge) for the development from Reservoir Lane to the property boundary.

Design is to provide for any existing crossovers/property accesses removal from within the verge and verge reinstated.

Reason: Safe entry and exit to lots from the road.

4. Parking Area and Internal Roads

An off street parking area providing at least 31 parking spaces, with at least three spaces nominated as a disabled persons car space is to be provided. Spaces shall comply with the requirements of AS/NZS 2890.1 – Parking facilities, Part 1: Off-street car parking for User Class 2 for the staff / customer spaces and User Class 4 for the disabled persons car space. Car parking spaces shall not be situated forward of the building line.

The parking area and all internal roads shall be constructed to an all-weather bitumen or asphalt wearing surface (to be determined on road grade) to AUSSPEC #1 QPRC D1 and D2 Design Specifications, illuminated, signposted and drained.

Reason: To provide parking for employees and users of the development.

5. Security Deposit – for Construction Certificate or Complying Development applications

Pay the following Security Deposit for damage to Public Assets (payable prior to issue of construction certificate or on lodgement of a complying development application):

Construction Activity	GST Applicable	Fee 2018/19 $
as per page 54 of the current Fees and Charges Pricing Policy		
Urban areas - developments involving delivery of construction materials or machine excavation	No	3,500.00

When paying security deposit please quote account code GLBondRdWks or for the inspection fee GLDevinspect.

Deposit may be released on completion of all works within a public road reserve, following an acceptable inspection by a Council Officer and issue of a Subdivision Certificate/Occupation or Completion Certificate.

Reason: To cover Queanbeyan-Palerang Regional Council's costs of repair of any damage that is not properly rectified by the applicant.

6. Staging

No approval is granted for the staging of the development. The devevelopment is to be undertaken in a single stage with all community facilities, recreation areas and caravan sites completed prior to the occupation of the site.

Reason: To ensure that the development is delivered in accordance with the relevant legislative requirements and that adequate essential services are provided prior to the occupation of the site.

7. Signage

No approval is granted for the installation of signage upon the site. Any proposed signage is required to satisfy the exempt development criteria under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or

further consent be obtained prior to installation.

Reason: To ensure that all signage receives appropriate approval prior to installation.

8. Transport Plan of Management

Prior to the occupation of the site, a Transport Plan of Management is to be prepared by a suitably qualified consultant for the operation of the site. Such a plan is to at a minimum include:

- Provision of a daily shuttle bus service between the site and Dargues Gold Mine at a frequency capable of transporting all mine staff residing upon the site; and
- Proposed measures for controlling the movement of residents, staff and supplier movements to and from the site as to achieve compliance with these conditions of consent.

The ongoing operation of the site is to comply with the measures contained within the plan.

Reason: To minimise potential impacts of traffic movements upon the surrounding road network.

9. Long term sites

The operation of the caravan park is to be limited to a maximum of 23 long term sites comprised of 18 moveable dwelling sites and Five (5) caravan sites.

Reason: To ensure compliance with State Environmental Planning Policy No.21 –Caravan Parks.

10. Speed Limit

All internal roads upon the site are to be speed limited to a maximum of 15kph. Appropriate signage indicating the maximum speed limit upon the site is to be installed prior the occupation of the site.

Reason: To ensure compliance with the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

11. Illumination of Access Roads

All internal roads upon the site are to be suitably illuminated between sunset and sunrise. Such illumination is to comply with the provisions of AS2482-2019 Control of obtrusive effects of outdoor lighting.

Reason: To ensure compliance with the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

12. Operation and Management of the Caravan Park

The ongoing operation and management of the caravan park is to undertaken in accordance with the provisions of Clause 121-126 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. including but not limited to the follow:

- No more than 12 persons may occupy overnight any site at any one time; and
- A register of occupiers must be kept and be made available for inspection by authorized persons.

Reason: To ensure compliance with the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

13. Garbage area

A dedicated bin storage area is to be provided adjacent to the community buildings. Such an area is to be capable fo accommodating for general waste and recycling services. Amended plans including such an area are to be submitted to and approved by the

principal certifying authority prior to the issue of any Construction Certificate.

Reason: To ensure for the adequate provision of waste storage areas upon the subject site.

GENERAL CONDITIONS

14. Obtain Construction Certificate

Obtain a construction certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

15. Obtain Completion Certificate

Do not occupy the development until a completion certificate has been issued by Queanbeyan-Palerang Regional Council for operation of the caravan park.

Reason: Ensure that the manufactured dwelling is installed in compliance with relevant standards.

16. BCA

All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

17. Retaining Walls

Any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

18. Batters

No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

19. Vehicular Access

Vehicle access to the proposed Development is to be taken from Reservoir Lane, via Bombay Road.

Reason: Minimise the impact of the traffic generated on the local road system.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

20. Footing and Slab Details

Prior to issue of any construction certificate (if construction certificate application is made to Queanbeyan-Palerang Regional Council) provide details of the site classification, and all footings and slab designs, certified by a practising structural engineer for the community structures.

Reason: Compliance with the current version of the Building Code of Australia.

21. Food Premises Fit Out

Prior to the issue of any construction certificate (if construction certificate application is made to Queanbeyan-Palerang Regional Council) provide details of the design, construction and fit out of the food premises in compliance with *Australian Standard 4674-2004- Design, Construction and Fit Out of Food Premises.*

Reason: Premises are designed to enable compliance with the Food Act 2003 & Food Regulation 2010.

22. Design Standard

Civil design to AUS-SPEC #1 QPRC Development Specification Series as amended by Queanbeyan-Palerang Regional Council. Design work is to be done by appropriately accredited engineering designers.

Reason: To ensure that works are designed to cater for the demands generated by the development in accordance with Council's standards.

23. Road Design

All public and private roads shall be designed to the standards as set out in AUS-SPEC#1 D1 QPRC Geometric Road Design Specification as amended by Queanbeyan-Palerang Regional Council. Construction certificate drawings shall clearly illustrate the typical section of the carriageway within the road reserve, indicating the verge widths and position of all street furniture, surface features and underground service alignments offset from kerb lines and/or road reserve boundaries.

Reason: To ensure that the roads created are of a standard to safely cater for the traffic generated by the development.

24. Pavement Design

Provide a detailed pavement design, conforming to the procedures set out in AUS-SPEC# D2 QPRC Pavement Design Specification as amended by Queanbeyan-Palerang Regional Council. The design must be based on site-existing subgrade CBR information along the routes of all proposed roads and is to be shown on typical cross sections in the design drawings.

Reason: To ensure that roads are designed to cater for the traffics generated by the development.

25. Water Reticulation and Service Design

Design water reticulation network and services to AUS-SPEC#1 D11 Water Recticulation Design Specification as amended by Queanbeyan-Palerang Regional Council to comply with the Water Supply Code of Australia, WSA 03-2011 or subsequent updates. All reticulation mains are to be placed in Council approved road reserve/footpath allocation. The water main shall be UPVC. The water service minimum is DN20 copper (DN25 copper for service ties exceeding 16m) and will terminate 0.6m within the property with meter cock. Water tie main cocks are to be "Crevet" TPFNR Bonnet Ferrule or approved equivalent.

Reason: To provide for a water network and services which complies with WSAA standards and to provide safe and effective mains connection to the potable water reticulation system.

26. Water & Sewer Compliance Certificate – Design

A certificate of compliance in accordance with the Water Management Act 2000 must be obtained from Council. The application for the certificate of compliance must be accompanied with the civil works engineering construction plans for the design of the water reticulation and sewerage systems, drawn in accordance with AUS-SPEC #1 QPRC Design Specification Series as amended by Queanbeyan-Palerang Regional Council.

Reason: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications.

27. Stormwater Design

Design a major/minor stormwater drainage system including interallotment drainage and associated works to AUS-SPEC#1 D5 QPRC Stormwater Drainage Design as amended by Queanbeyan-Palerang Regional Council. Stormwater system designed for throughout the development and shall be extended downstream to a location(s) where run off can be disposed of without detrimental impacts from flooding of properties or roads, scouring of surfaces, or undue nuisance or hazard. Post-development stormwater flow rates generated by this development, shall not be increased to greater than the pre-development flows. The design must demonstrate the methods proposed to mitigate the additional flows generated by the development to provide a no-worsening effect on the street drainage and the stormwater network.

Reason: Stormwater disposal does not impact on the building, verge or neighbouring properties.

28. Stormwater Quality

Prepare a Soil and Water Management Plan for erosion control for the development and suitable stormwater quality treatment within the stormwater drainage network to AUS-SPEC#1 D7 QPRC Erosion Control and Stormwater Management Design Specification as amended by Queanbeyan-Palerang Regional Council.

Reason: To ensure that runoff from the site is appropriately treated and relevant information for operation and maintenance of assets is provided to Council.

29. Site Remediation

Prior to the issue of a Construction Certificate a Remediation Plan for the decommissioning of the site and revegetation is to be prepared and submitted to Council for approval. Such a plan is to details proposed measures for the removal of all infrastructure, including hardstand areas and treated of the land so that it can be revert to primary production including revegetation of all disturbed areas as close as posisbel to their original state. All proposed remediation works are to be completed within 6 months of the commencement of decommissioning of the site.

Reason: To ensure there is no long term impact on water quality after the site is no longer used.

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS

30. Appoint PCA

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

31. Water Connection

Prior to commencement of works connect the premises to Queanbeyan-Palerang Regional Council's reticulated town water supply. Lodge a 'Water and/or Sewer Connection Application Form' (and relevant fee) with Queanbeyan-Palerang Regional Council and make arrangements with Queanbeyan-Palerang Regional Council for connection of the water meter.

Reason: Premises are connected to available domestic water supply.

32. Installation of Sediment and Erosion Controls

Install sediment and erosion controls, prior to any construction activity in accordance with the approved Soil and Water Management Plan, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows,

(a) divert uncontaminated run-off around cleared or disturbed areas,

(b) erect a silt fence to prevent debris escaping into drainage systems or waterways,

(c) prevent tracking of sediment by vehicles on roads, and

(d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

33. Erosion and Sediment Controls

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and shall be maintained during the works and for as along as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

34. Section 138 Consent

The approved Contractor shall obtain consent under Section 138 of the Roads Act 1993 from Queanbeyan-Palerang Regional Council or from Roads and Maritime Services (if appropriate for a State Road), before any work is undertaken within public road reserves.

Contractors proposing to carry out works on a public road shall be pre-qualified, on Queanbeyan-Palerang Region Council's approved contractor list and have NSW Roads and Maritime Services accreditation.

Reason: To ensure that works carried out comply with the Roads Act.

35. Construction Management

A Construction Management Plan for all site works, including road works and access, is to be approved by the Principal Certifying Authority prior to work commencing. The plan shall cover all measures to control construction activities and temporary traffic management in accordance with AS1742 and Roads and Maritime Services requirements.

Reason: To minimise risk to road users and to ensure public safety.

36. Site Filling / Regrading

Provide a site regrading plan/s, showing existing and finished contours and prepared by an accredited engineering designer, for approval by the principal certifying authority, before site work commences. Selected fill is to be placed, under the supervision of an accredited geotechnical engineer, as controlled fill in accordance with AS 2870-1996 Residential Slabs and Footings, as amended. Fill is to be certified and the site classified. The certifications are to be provided to Queanbeyan-Palerang Regional Council before release of the subdivision/occupation certificate.

Reason: To ensure that land is suitable for construction of residential dwellings.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/ OR BUILDING WORKS

37. Construction Hours

Construction work shall only be undertaken between the hours of 7:00 am and 5:00 pm Mondays to Fridays and between the hours of 8.00 am and 1.00 pm Saturdays. No construction work shall take place on Sundays or Public Holidays unless Queanbeyan-

Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Reason: To ensure that noise impacts do not result from construction work.

38. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

39. Site Identification

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that "unauthorised entry to the work site is prohibited".

Reason: The site is managed in a safe manner.

40. Unexpected Finds

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Office of Environment and Heritage are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

41. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

42. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without Prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

43. Excavation and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of SafeWork.

Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.

44. Rainwater Tanks

Rain water tanks are to be installed in accordance with AS 3500.1, HB 230-2008 – Rainwater Tank Design and Installation Handbook, with plumbing arrangements that;

(a) provide the mains water supply top up system. The bottom 20% of the tank comprises the mains water top up zone with up to 80% of the storage being available for rainwater capture,

(b) ensure the tank supplies water for outside irrigation, toilet flushing and laundry (and hot water and other uses at the owners discretion following assessment of risk),

(c) incorporate an emergency by-pass of the tank where a valve can be opened during power failure when the pump on the outlet of the tank will be inoperative,

(d) include provision of an anaerobic zone below the pump draw-off level, a gap at the top above the overflow to prevent backflow and a first flush device on the inlet from the roof to dump the first flow washing off the roof,

(e) downpipes discharge to the rainwater tank for wet systems (water charged) and have a minimum 300 mm vertical distance between the rainwater head and the tank inlet.

Reason: Satisfactory stormwater reuse/disposal & appropriate rain water tank installation & management.

45. Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

46. Maintenance of Erosion Control Measures

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") and for as along as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

47. Traffic Control Devices

Install appropriate traffic control devices for all streets as required in accordance with AS1742 and Roads and Maritime Service requirements.

Reason: To provide a safe and suitable driver instruction within the street network during works.

48. Damage to Any Infrastructure

Any infrastructure (public or private) that is damaged during construction within the road reserve is the responsibility of the applicant to correct and repair or replace as necessary, to bring the damaged infrastructure back to the condition or better, existing prior to any damage.

Reason: To ensure existing infrastructure is protected.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

49. Fire Safety Certificate

Prior to obtaining the final occupation certificate, provide the final fire safety certificate to Queanbeyan-Palerang Regional Council (and to the principal certifying authority if not Queanbeyan-Palerang Regional Council). A final fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

(a) has been assessed by a properly qualified person, and

(b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note: The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

(a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and

(b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

50. Food Business – Registration

Prior to the commencement of operations the food business must register with the New South Wales Food Authority. Registration may be completed online and free of charge at: http://www.foodnotify.nsw.gov.au/nafs_prod/.

Reason: The Authority is aware of the food business.

Prior to the commencement of operations the food business must be inspected by Queanbeyan-Palerang Regional Council's Health and Building Inspectors and be registered with Council as a food business.

The premises is to be registered and approved as a Food Premises in accordance with Council's Food Surveillance Program before commencement of business.

Reason To ensure compliance with the Food Act 2003.

51. Waste Collection

Prior to obtaining any occupation certificate, the site operator is to enter into a commercial agreement with either Council or a private waste contractor for the regular collection of waste from the site.

Reason: To ensure compliance with the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A COMPLETION CERTIFICATE

52. Final Completion Certificate

The final completion certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached

inspection schedule and a final plumbing certificate obtained prior to issue of any completion certificate.

Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

53. Colours and Material Finishes

All structures are to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

Reason: The building is not visually intrusive in the landscape and does not cause glare.

54. Power Supply

All buildings shall be connected to a suitable power supply.

Reason: To allow for a power supply to be available.

Reason: To satisfy relevant utility authority requirements.

55. Erosion and Sediment Control

Maintain erosion and sedimentation controls for as long as necessary after completion of works to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The controls are to remain in place until all disturbed ground surfaces are rehabilitated/revegetated and stabilised to prevent erosion or sediment loss.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

56. Disturbed Surfaces

Rehabilitation grass mix is to be applied to all disturbed surfaces at the recommended rate of dispersal prior to the issue of the completion certificate. Do not use species that are listed under the *Noxious Weeds Act 1993.*

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land

57. Landscaping

Landscaping is to be carried out prior to issue of the completion certificate for the development.

Reason: To minimise the visual impact of the development.

58. Landscaping - Trees

The landscape plantings are to be planted with advanced stock (minimum 100l capacity) and incorporate native species including trees capable of achieving mature heights of at least 7 m and understorey vegetation capable of achieving heights of 1.5-2.0m.

Advice: It is recommended that Council is consulted to determine compliance with the above condition prior to the commencement of planting.

59. Carry out sewer work, carry out water supply work, carry out stormwater work

All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011*. No alterations or additions are permitted without approval from Council.

Reason: All plumbing and drainage functions adequately.

Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Installation of the on-site sewage management system and disposal area,
- Final inspection of plumbing, drainage and on-site sewage management system.

Reason: To ensure compliance with AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011.

A 'Notice of Work' (NoW) is to be issued to Queanbeyan-Palerang Regional Council no later than 2 business days before the work concerned is carried out.

Reason: Council is informed prior to undertaking inspections and in accordance with requirements of Plumbing and Drainage Act, 2011.

A 'Certificate of Compliance' (CoC) is to be issued to the Queanbeyan-Palerang Regional Council and a copy to the person for whom the work is carried out on completion of the final inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

60. Water Reticulation Works

Water supply infrastructure and associated works and service connections completed in accordance with AUS-SPEC #1 QPRC C401 Water Reticulation Construction Specification as amended by Queanbeyan-Palerang Regional Council, and comply with the Water Supply Code of Australia, WSA 03-2011 or subsequent updates.

Reason: To ensure water supply reticulation whole-of–life performance of materials, capacities and locations.

61. Electricity Supply

Prior to issue of a completion certificate, a Notice of Arrangement (NOA) shall be requested from Essential Energy which states that satisfactory supply arrangements have been made for the provision of electricity to the proposed development.

Reason: Ensures that satisfactory supply arrangements have been made and that all of the lots in the subdivision are suitably serviced.

62. Defects Liability Bond – Roads

A defects liability period of six (6) months will apply for all works within public road reserves including, but not limited to; pavement, crossovers, entrances, kerb & gutter, re-vegetation and erosion control structures work undertaken to service the development. The defects period shall apply from the date the occupation certificate is signed by Queanbeyan-Palerang Regional Council or from a date otherwise explicitly identified in writing by Queanbeyan-Palerang Regional Council where no subdivision or occupation certificate is applicable.

Lodge a bond with Queanbeyan-Palerang Regional Council of $118/Lm of constructed road for the works to provide for repair of defective or inadequate work. When paying this bond please quote account code GLBondRdWks.

Reason: To cover Queanbeyan-Palerang Regional Council's costs of repair any defects that are not repaired by the applicant.

63. Defects Liability Bond – Hydraulics

A defects liability period of six (6) months will apply from the certified date of practical completion of all works relating to water supply, sewerage and stormwater works undertaken to service the development.

The defects period shall apply from the date the occupation certificate is signed by Queanbeyan-Palerang Regional Council or from a date otherwise explicitly identified in writing by Queanbeyan-Palerang Regional Council where no subdivision or occupation certificate is applicable.

Lodge a bond with Queanbeyan-Palerang Regional Council valued at 10% of the relevant values in the Bill of Quantities in the Contract (or as otherwise agreed by Queanbeyan-Palerang Regional Council), to provide for repair of defective or inadequate work. The applicant is to provide an extract of the works quotation to demonstrate the calculation of the bond. When paying this bond quote account code GLBondRdWks.

Reason: To cover Queanbeyan-Palerang Regional Council's costs of repair any defects that are not repaired by the applicant.

64. Section 7.11 Contributions – Road Works (Tallaganda)

Pay Queanbeyan-Palerang Regional Council $19,482.00 towards the upgrade of roads leading to the development, in accordance with *Tallaganda Section 94 Contributions Plan No.3 – Roadworks*, prior to the occupation of the building. The amount payable is subject to annual amendment on 1 July in keeping with the CPI. This Contributions Plan may be inspected at Council's administrative offices during normal office hours.

Reason: Appropriate upgrade of the roads affected by the increase in traffic resulting from this development.

65. Section 7.11 Contributions – Bushfire Services (Tallaganda)

Pay Queanbeyan-Palerang Regional Council $518.00 towards the provision and use of bush fire fighting assets, in accordance with *Tallaganda Council's Section 94 Contributions Plan No.4 - Bushfire Control and Suppression*, prior to the occupation of the building. The amount payable is subject to amendment on 1 July in keeping with the CPI. This Contributions Plan may be inspected at Council's administrative offices during normal office hours.

Reason: Appropriate provision of bush fire fighting services required by the development.

66. Section 64 Contributions – Water Supply Headworks

Pay Queanbeyan-Palerang Regional Council $219,420.00 towards water supply provision at Braidwood, pursuant to Section 64 of the *Local Government Act 1993,* prior to the occupation of the building. The amount payable is subject to annual amendment on 1 July in keeping with CPI adjustments. This Contributions Plan may be inspected at Council's administrative offices during normal office hours.

Reason: Appropriate provision and upgrade of reticulated water supply.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISE

67. Surface Water

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties

68. Annual Fire Statement

The owner of the premises must provide an annual fire safety statement to Queanbeyan-Palerang Regional Council and the Fire Commissioner. An annual fire safety statement is a statement issued by or on behalf of the owner of a building to the effect that:

(a) each essential fire safety measure specified in the statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing to a standard no less than that specified in the current fire safety schedule,

(b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of the *Environmental Planning and Assessment Regulation 2000*.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

69. Food Premises – Food Safety

The ongoing operation of the food business is to comply with the *Food Act 2003*, *Food Regulation 2010* and the *Australian Food Standards Code.*

Reason: Food is safe for consumption

70. Food Premises – Food Safety

The premises is to comply with the current edition of the National Food Premises Code.

Reason: Health, safety & wellbeing of the public/employees.

NEW SOUTH WALES RURAL FIRES SERVICE – BUSHFIRE SAFETY AUTHORITY

71. Asset Protection Zones

the commencement of building works, and in perpetuity, the area around the proposed caravan park shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' as follows:

- North, East and West: Inner Protection Area (IPA) for a minimum distance of45 metres; and,
- South: IPA for a minimum distance of 36 metres.

Reason: To provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.

72. Water and Utilities

The provision of all water, electricity, and gas services shall comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Reason: The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

73. Access

The proposed internal access roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Reason: is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.

74. Evacuation and Emergency Management

A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.

Reason: to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

75. Design and Construction

All new construction shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone area' or NASH

Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

Reason: to ensure that buildings are designed and constructed to withstand the potential impacts of bush fire attack.

WATER NSW– GENERAL TERMS OF APPROVAL

76. General

The site layout, staging and works shall be generally as specified in the Statement of Environmental Effects (Ref. 218480_SEE_001C, dated 16 January 2019) and shown on the Site Plans (Project Number: 218480, Sheets A002 of 04, A003 of 07, A004 of 04, A005 of 07, and A006 of 07, all Rev. H, all dated 15.01.2019), all prepared by Geolyse Pty Ltd. No revised site layout, staging or external works that will impact on water quality, shall be permitted without the agreement of Water NSW.

Reason: To ensure that the holding of the event will not adversely affect water quality and to ensure a sustainable neutral or beneficial effect on water quality.

77. Wastewater

Wastewater shall be treated at least to a secondary standard treatment.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

78. Wastewater

The design, location and installation of the effluent management system shall be specified in a detailed plan, which is prepared in consultation with Water NSW in accordance with the recommendations in the On-site Effluent Management Study prepared by Envirowest Consulting Pty Ltd (dated 13 March 2019), and Designing and Installing On-Site Wastewater Systems (Sydney Catchment Authority, 2012), and incorporates the following requirements:

- the effluent irrigation area shall be located at least 40 metres to the east of that proposed in the report to ensure an adequate buffer to the proposed sediment basin
- the effluent irrigation area shall be fenced off from livestock and vehicles
- the irrigation area shall be mown regularly with grass clippings to be disposed of outside the irrigation area
- a pump with sufficient capacity shall be provided to ensure effective and even delivery of effluent to and throughout the irrigation area, and
- all run-on and stormwater collected from roofs, access ways and other hard surface areas shall be diverted away from the effluent irrigation area, e.g. by means of a stabilised bund or drain with provision for energy dissipation at the outlet to prevent scouring or erosion.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

79. Wastewater

No changes to the wastewater treatment and disposal system that may have any impacts on water quality, shall be permitted without the agreement of Water NSW.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

80. Wastewater

All effluent shall be fully assimilated within the boundaries of the property.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

81. Wastewater

Appliances and fixtures with at least a four star ratings shall be installed in the buildings to minimise the volume of wastewater produced.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

82. Wastewater

These conditions of consent relating to wastewater management shall be provided to the installers of the wastewater management and effluent disposal system.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

83. Wastewater

The installers of the wastewater management and effluent disposal systems shall certify to Council in writing that the wastewater management and effluent disposal systems have been constructed and installed as per these conditions of consent and in accordance with Designing and Installing On-Site Wastewater Systems (Sydney Catchment Authority, 2012), and that the systems have been tested and are functioning properly.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

84. Wastewater

The on-site wastewater management system shall be maintained according to Section 5 of the Department of Local Government's guidelines On-site Sewage Management for Single Households (1998), AS/NZS 1547:2012 On-site Domestic Wastewater Management, and the manufacturer's specifications.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

85. Wastewater

Council shall not issue any Occupation Certificate until Council has received the certification from the installers and approved the onsite wastewater management system under the *Local Government Act 1993* as being consistent with these conditions.

Reason: To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality.

86. Stormwater Management

All stormwater treatment and management measures as specified in the Water Cycle Management Study (dated 15 March 2019) and shown on the Stormwater Management Plan (Project Number: 218480, Sheet C001 of C001, Rev B, dated

15.03.2019) both prepared by Geolyse Pty Ltd, shall be designed and located in consultation with Water NSW prior to the issuance of a Construction Certificate.

Reason: To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

87. Stormwater Management

The bioretention basin shall be constructed after all hardstand areas have been constructed and all ground surfaces have been stabilised.

Reason: To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

88. Stormwater Management

No wash water used in cleaning the floors of the kitchen/dining room or amenities block shall be directed to the stormwater treatment system.

Reason: To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

89. Stormwater Management

No variation to stormwater treatment or management that will have any impacts on water quality shall be permitted without the agreement of Water NSW.

quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

90. Stormwater Management

A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council prior to issuance of any Occupation Certificate that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

Reason: To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

91. Operational Environmental Management Plan

An Operational Environmental Management Plan (OEMP), shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans prior to the issuance of any Occupation Certificate. The OEMP shall include but not be limited to:

- details on the location and nature of effluent management structures such as pits, pipes, pumps, wastewater treatment and effluent management systems

- details on the location and nature of stormwater management structures such as pits, pipes, sediment basin, bioretention basins, and rainwater collection system
- an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all effluent and stormwater management systems, including the frequency of such activities
- the identification of the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
- checklists for recording inspections and maintenance activities.

Reason: To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

92. Operational Environmental Management Plan

The OEMP referred in Condition 16 above shall be implemented, and all wastewater and stormwater treatment systems shall be monitored, maintained and managed as per the OEMP.

Reason: To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

93. Decommissioning and Dismantling

At the closure of the Dargues Reef Gold Mine, the site shall be decommissioned and all infrastructure, including hardstand areas, removed or treated so that the land can be revert to primary production including revegetation of all disturbed areas as close as posisbel to their original state.

Reason: To ensure there is no long term impact on water quality after the site is no longer used.

94. Construction Activities

A Soil and Water Management Plan shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans for all works required as part of the development. The Plan shall:

- meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book"
- be prepared prior to Council issuance of a Construction Certificate and be to the satisfaction of Council, and
- incorporate controls to prevent sediment or polluted water leaving or entering the site or entering and stormwater drain or natural drainage system.

Reason: To manage adverse environmental and water quality impacts during the construction phase of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.

95. Construction Activities

The Soil and Water Management Plan shall be implemented, and no works shall commence until effective erosion and sediment controls have been installed. Erosion and sediment controls shall be regularly maintained and retained until works have been completed and ground surface stabilised or groundcover re-established.

Reason: To manage adverse environmental and water quality impacts during the construction phase of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.2	DEVELOPMENT APPLICATION 290-2018 - 101 LOT RESIDENTIAL SUBDIVISION - 36 GOOGONG ROAD, GOOGONG
ATTACHMENT 1	DA 290-2018 - SEC 4.15 MATTERS FOR CONSIDERATION - SUBDIVISION - GOOGONG

ATTACHMENT - SECTION 4.15(1) TABLE – Matters For Consideration

This application has been assessed under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No 290-2018.**

State Environmental Planning Policies

The proposed development has been assessed in accordance with the requirements of the relevant State Environmental Planning Policies (SEPPs) including any draft SEPPs and a summary is provided in the following table:

SEPP COMMENTS	COMPLIES (Yes/No)
State Environmental Planning Policy No 55 – Remediation of Land	
The objectives of this Policy are summarised as follows: *1. To provide for a state wide planning approach to the remediation of contaminated land; and* *2. To promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.* Under Clause 7 of this Policy - *Contamination and remediation to be considered in determining development application*, the consent authority must not consent to the carrying out of any development unless: *a) It has considered whether the land is contaminated;* *b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out; and* *c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose* Land within the Googong Township has been the subject of various investigations into contamination and subsequent remediation and auditing of areas of environmental concern (AEC). The applicant has submitted advice from their site auditor, (Mr Ron Harwood of Arcadis Australia Pacific Pty Ltd), in relation to the subject land. This advice is summarised below.	**No**

Land within Neighbourhood 1A (NH1A)

The site auditor advises that the site audit statement (SAS 191) completed for NH1A on 18 October 2013 incorporates the land within Stage 4D of NH1A that is the subject of this application. SAS 191 confirms that all contaminants of concern have been remediated appropriately and the validation assessment demonstrated that the site was suitable for the following land uses:

- Residential with accessible soil, including garden (minimal home-grown produce
- contributing less than 10% fruit and vegetable intake), excluding poultry
- Day care centre, preschool, primary school
- Residential with minimal opportunity for soil access, including units
- Secondary school
- Park, recreational open space, playing field
- Commercial/industrial.

Land within Neighbourhood 1B (NH1B)

The Phase 1 Environmental Site Assessment carried out for the wider Googong Township area in 2004 by Coffey Geosciences Pty Ltd did not identify any AECs within Stage 9 of NH1B. However, only Stage 1-8 of NH1B have been subject of a detailed environmental investigation.

The auditor states:

> *As a part of the preparation of the DA for Stage 9 of NH1B, GTPL* [the applicant] *have engaged Geotechnique to undertake an environmental investigation in similar fashion to the investigation completed for Stages 1 to 8. The objective of investigation will be to confirm the suitability of Stage 9 for the proposed residential land use and comply with the requirements of the statutory audit. While the Auditor will need to review the results of this investigation and cannot pre-empt the outcomes of the Audit prior to preparing a SAR and SAS, it is the opinion of the Auditor that Stage 9 poses a relatively low risk of containing contamination that may compromise its suitability for the proposed residential land use.*

The applicant states in their Statement of Environmental Effects that the results of the investigation into Stage 9 referred to by the auditor will be provided in a report to Council once completed. At the time of writing, Council had yet to receive this.

While the land within Stage 9 of NH1B is unlikely to be contaminated, it is clear that without knowing the results of the environmental investigation Council cannot be certain as to whether the land is contaminated, or if it is suitable for the proposed residential land use. Therefore, pursuant to Clause 7 of SEPP 55 the part of the proposed development that relates to Stage 9 of NH1B cannot be approved.

State Environmental Planning Policy (Infrastructure) 2007	
This Policy provides a planning regime for the provision of services and infrastructure in NSW, outlines requirements for consent authorities to consult with relevant public authorities during the assessment of Development Applications, and outlines provisions for various types of exempt and complying development. Pursuant to *Clause 104 – Traffic generating development* the proposed subdivision of land didn't trigger the minimum thresholds for traffic generating development, therefore not requiring notice to the RMS, as it is not proposing 200 or more allotments and does not have access to a classified road or to road that connects to classified road (within 90m). Pursuant to *Clause 45 – Determination of development applications—other development* The proposal was referred to Essential Energy for comment because it includes development immediately adjacent to an electricity substation. Essential Energy advised that they have no comments to make as to potential safety risks arising from the proposed development. Some general advisory comments were provided which will be included as an advisory note (should the proposal be approved).	Yes
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	
This Policy applies to all non-rural areas of the State, meaning all residential, business, industrial, recreation, environmental (except E1 – National Parks and Nature Reserves), and special purpose zoned land. Under this Policy vegetation means a tree or other vegetation, whether or not it is native vegetation. *Part 3 – Council permits for clearing of vegetation in non-rural areas*, applies to vegetation in any non-rural area of the State that is declared by a development control plan to be vegetation to which this Part applies. The Googong DCP adopts Clause 2.12 – Tree and Vegetation Management of the Queanbeyan DCP 2012. This clause declares the vegetation to which Part 3 of this Policy applies. Pursuant to Clause 10 of this Policy Council may issue a permit for the removal of the native vegetation. The proposed development includes the removal of four *Eucalyptus sp*. trees and 1,668m^2 of native ground cover. In this regard it is noted that the proposed vegetation removal does not exceed the applicable biodiversity offsets scheme threshold (which is 2,500m^2). The application was accompanied by a Tree Assessment and an Ecological Impact Statement. Together, these documents identified that the majority of the natural woody vegetation in the site has been previously cleared. The remaining woody vegetation consists of 18 scattered remnant Eucalyptus trees and various exotic shrubs. The remnant Eucalypts are mainly Inland Scribbly Gum (*Eucalyptus rossii*) and Red Box (*E. polyanthemos*), with a few Apple Box (*E. bridgesiana*) and Broad-leaved Peppermint (*E. dives*) also present.	Yes

The Tree Assessment categorised the trees as being of either: exceptional value; high value; medium value; poor quality; or dead. The Ecological report states: *Thirteen of these trees were recorded as supporting hollows with a void which may be of habitat value to hollow dependant fauna. No substantial stick nests were recorded with the study area. It is unlikely that any of the trees within the study area would be of importance as nesting or roosting habitat for any threatened fauna species.* The trees to be removed are numbered 1, 11, 16 and 18. The tree assessment states that that trees 1 and 11 are dead and that trees 16 and 18 are of poor quality and have a short life span. The submitted documentation has not identified whether the four trees proposed to be removed have hollows. While the conclusions of the ecologist regarding the overall value of is accepted, it is recommended that, should the proposal be approved, any consent is conditioned to require the trees to be relocated to the nearby E2 open space land where they can continue to provide habitat to ground dwelling animals and insects. Furthermore, any hollows should be inspected for wildlife before the trees are removed.	
State Environmental Planning Policy No 44 – (Koala Habitat Protection)	
This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline: *(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and* *(b) by encouraging the identification of areas of core koala habitat, and* *(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.* Pursuant to Clause 5 – Land to which this Policy applies, the Policy is applicable to the subject site as it is located within the former Yarrowlumla Shire, which is identified in Schedule 1 of the SEPP. Part 2 – Development control of koala habitats of the SEPP is applicable as the site has an area of more than 1 hectare. Therefore, Council is required to be satisfied whether or not the land is potential koala habitat. ***Is the land potential koala habitat?*** *(1) Before a council may grant consent to an application for consent to carry out development on land to which this Part applies, it must satisfy itself whether or not the land is a potential koala habitat.* Potential Koala habitat is defined in the SEPP as: *areas of native vegetation where the trees of the types listed in Schedule 2 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component.* As identified in the submitted ecological report prepared by Capital Ecology, none of the Eucalypt species listed in Schedule 2 occur within the subject site or nearby.	Yes

<u>Draft Amended SEPP 44</u> There is a proposed amendment to SEPP 44 that has been the subject of public exhibition. The relevant parts of the draft amended SEPP have been addressed in the ecological report. The list of recognised koala feed tree species is expanded in the draft SEPP from 10 to 65. Some of the additional species are found within the subject land. Therefore, it could be considered as supporting 'potential koala habitat'. However, as identified in Capital Ecology's Likelihood of Occurrence Assessment, *…there are no recent records of koalas in the locality and the species is not generally known to occur in the lowland areas of the ACT and surrounding areas of NSW, the study area does not support 'koala habitat'.* In summary, Council can be satisfied that the land is not potential koala habitat and is not prevented because of this SEPP (or the draft amended SEPP) from granting consent to the proposed development.	

Local Environmental Plans

The proposed development has been assessed in accordance with the relevant requirements of the *Queanbeyan Local Environmental Plan 2012* and no relevant draft LEPs apply to the land. A summary is provided as follows:

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 Preliminary	
Clause 1.2 Aims of Plan	
The aims of the Plan are as follows: *a) To facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles;* *b) To provide for a diversity of housing throughout Queanbeyan;* *c) To provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community;* *d) To recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek;* *e) To protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra;* *f) To maintain the unique identity and country character of Queanbeyan; and* *g) To facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land.* The proposed development is considered to be generally consistent with the aims of the LEP, except for aim (g), in that it does not represent or facilitate the orderly growth of Googong Township in a manner that promotes a high level of residential amenity. Refer to detailed discussions regarding odour and noise impacts later in this assessment.	**No**

Clause 1.4 Definitions	
The proposal is for Torrens title subdivision to create 101 residential lots, two public reserve lots, one residue lot and all associated subdivision works. The proposed development is defined in the LEP's dictionary as being for earthworks, drainage and roads. ***earthworks*** *means excavation or filling.* ***road*** *means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.* ***drainage*** *means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.* The proposed development is also defined as subdivision of land under Part 6 of the *Environmental Planning and Assessment Act 1979*. Subdivision is permitted under Clause 2.6 of the LEP and is discussed later in the report. Drainage and earthworks are not separately identified as a land use type but are considered to be ancillary to the subdivision works, roads and future residential development on site that are permissible with development consent.	Yes
Clause 1.6 Consent Authority	
Council is the consent authority for the proposed development.	Yes
Clause 1.9A Suspension of Covenants, Agreements and Instruments	
No covenants, agreements and instruments restricting the proposed development have been identified.	Yes
Part 2 Permitted or Prohibited Development	
Clause 2.1 Land Use Zones	
The applicable zones as listed in Clause 2.1 and identified on the Land Zoning Map referred to in Clause 2.2 are: • R1 - General Residential; • R5 – Large Lot Residential; and • E2 – Environmental Conservation. Most of the site is zoned R1 - General Residential. Land to the east of the Water Recycling Plant (within Stage 9 of NH1B) is zoned R5, with a strip of land behind this area zoned E2. The R5 and E2 land is also within the Googong Foreshores Area as mapped in the LEP. The majority of the proposed residential lots are located within the R1 zoned part of the site except for two large residential lots that have two zones (R5 and E2).	Yes

Clause 2.3 Zone Objectives and Land Use Tables	
The consent authority must have regard to the objectives of the zone when determining a development application. The objectives of each applicable land use zone are listed below. <u>R1 – General Residential</u> The objectives of the R1 – General Residential zone are: • *To provide for the housing needs of the community.* • *To provide for a variety of housing types and densities.* • *To enable other land uses that provide facilities or services to meet the day to day needs of residents.* • *To ensure that buildings with non-residential uses have a bulk and scale that is compatible with the zone's predominantly residential character.* • *To promote walkable neighbourhoods and a sense of community.* • *To ensure that where possible, development maintains existing bushland.* • *To encourage medium to high density housing located in close proximity to the town and village centres.* It is considered that the proposed development generally satisfies the objectives of the zone, however, it should be noted that there are concerns relating to the amenity of future residents due to proximity to the Water Recycling Plant that are not specifically identified in the zone objectives. <u>R5 – Large Lot Residential</u> The objectives of the R5 – Large Lot Residential zone are: • *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.* • *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.* • *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.* • *To minimise conflict between land uses within this zone and land uses within adjoining zones.* • *To retain existing bushland and natural landscape features to preserve the rural character of the locality.* • *To ensure that rural residential development provides for integrated rural residential communities and its design is innovative and flexible.* It is considered that the proposed development generally satisfies the objectives of the zone except for the objective of minimising conflict between land uses within the R5 zone and adjoining zones. The land within the site that is zoned R5 adjoins the Water Recycling Plant which is on land zoned SP2 – Infrastructure. The proposal includes the creation of residential lots that are in close proximity to the Googong Water Recycling Plant. As discussed in detail later in this assessment, it has not been demonstrated that future residents won't be subject to unacceptable adverse amenity impacts from odour and noise.	**No**

<u>E2 – Environmental Conservation</u> The objectives of the E2 – Environmental Conservation zone are: • *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.* • *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.* • *To protect threatened species and rivers, creeks and gully ecosystems within Queanbeyan.* • *To identify and protect escarpment areas that enhance the visual amenity of Queanbeyan and possess special aesthetic or conservational value.* • *To protect water quality by preventing inappropriate development within catchment areas.* There is a strip of land of variable width that runs along the entire eastern boundary of Googong Township which is zoned E2 – Environmental Conservation, thus forming a buffer between urban development and the Googong Dam foreshore area within the ACT. Part of this strip of land is located within the subject site. It is within the rear of two proposed large residential lots and also extends behind the Water Recycling Plant. The E2 land behind the WRP is proposed to be an open space lot. The proposed development is considered to be generally consistent with the objectives of the E2 zone. Specifically, the proposal does not include any works within the E2 land. The two residential lots that contain some E2 land are proposed to have building envelopes located entirely within the R5 zoned portion. Restricting any built form to the building envelope will be enforced through a restriction as to user under s.88B of the *Conveyancing Act 1919*. It is not proposed to embellish or alter the open space lot.	
Clause 2.6 Subdivision – Consent requirements	
This clause states that the subdivision of land requires development consent. The proposed development includes the subdivision of land to create Torrens title subdivision to create 101 residential lots, two public reserve lots, one residue lot and all associated subdivision works. This plan applies to the subject site and therefore subdivision is permitted with development consent on this land.	Yes

Part 4 Principal Development Standards	
Clause 4.1 Minimum subdivision lot size	
This clause provides for a minimum lot size for the subdivision of land as identified on the Minimum Lot Size Map. The objectives of Clause 4.1 are as follows: *a) To ensure subdivision is sensitive to land, heritage and environmental characteristics (including water quality, native flora and fauna and places or items of Aboriginal and European heritage value);* *b) To ensure subdivision does not adversely impact on the functions and safety of main roads;* *c) To provide lots with areas and dimensions that enable the appropriate siting and construction of a building and associated works to minimise and avoid the threat of natural hazard (including bush fire, soil instability and flooding) and to protect significant vegetation and prominent or significant landscape qualities;* *d) To ensure new lots have an adequate water supply and can be provided with an effective means of disposal of domestic waste and adequately serviced; and* *e) To create lots that are compatible with the existing predominant lot pattern or desired future character of the locality and to minimise the likely adverse impact on the amenity of adjoining developments.* It is considered that the proposed development generally satisfies the objectives of the zone, however, it should be noted that there are concerns relating to the amenity of future residents due to proximity to the Water Recycling Plant that are not specifically identified in the zone objectives. All of the proposed residential lots are within the WRP odour buffer (identified in the Neighbourhood Structure Plans for NH1A and NH1B) with the closest lots being 16m from the WRP. <u>Minimum Lot Size</u> Clause 4.1(3) states: *The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.* The majority of Googong Township, including the majority of the subject site, is identified on the LEP's Lot Size Map as having a minimum lot size of 330m2. All of the proposed residential lots subject to this minimum lot size comply (ranging from 337m^2 to 1,348m^2). One open space lot (Lot 473), is an existing fenced off and planted landscape buffer area that runs between the WRP's eastern boundary and proposed residential lots. It is 2,957m^2. The land zoned R5 and E2 has a minimum lot size of 15,000m^2 (1.5ha). The two proposed large residential lots comply (Lot 902 and Lot 903 are both 1.856ha). However, the open space lot that runs behind the WRP is only 1.122ha (Lot 901). Therefore, as proposed Lot 901 does not satisfy Clause 4.1(3) it cannot be approved.	**No**

Part 5 Miscellaneous Provisions	
Clause 5.10 Heritage conservation	
The objectives of this clause are as follows: *a) To conserve the environmental heritage of Queanbeyan,* *b) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,* *c) To conserve archaeological sites,* *d) To conserve Aboriginal objects and Aboriginal places of heritage significance.* Heritage items and archaeological sites are listed in Schedule 5 of the LEP, and heritage conservation areas are shown on the LEP Heritage Map. None of these sites are impacted by the proposed development. Sub-clause 5.10(7) - Archaeological Sites requires the consent authority, before granting consent for the carrying out of development on an archaeological site, to: a) *Notify the Heritage Council of its intention to grant consent, and* b) *Take into consideration any response received from the Heritage Council within 28 days after the notice is sent.* ***archaeological site*** *means a place that contains one or more relics.* ***relic*** *means any deposit, artefact, object or material evidence that:* *a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and* *b) is of State or local heritage significance.* Sub-clause 5.10(8) requires the consent authority, before granting consent for the carrying out of development in an Aboriginal place of heritage significance to: a) *Consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and* b) *Notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.* Any work that will impact on known Aboriginal objects requires an Aboriginal Heritage Impact Permit (AHIP) to be issued under the *National Parks and Wildlife Act 1974*. Pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* the application was referred to the NSW Office of Environment and Heritage (OEH) as Integrated Development. This was required because there are known Aboriginal objects on the site, and therefore the OEH would need to issue their General Terms of Approval (GTAs) for any required permits to impact on Aboriginal objects.	Yes

Land within Neighbourhood 1A Archaeological investigations have been previously carried out for land within NH1A and Aboriginal Heritage Impact Permit (AHIP) issued by the OEH. However, this AHIP has expired and a new one is required for the subject application. Therefore, a new Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepare and submitted by the applicant. This was referred to the OEH for their consideration and issuing of General Terms of Approval under the relevant provisions of the *National Parks and Wildlife Act 1974*. The ACHAR identified: • One previously unrecorded Aboriginal site was located during the survey of the study area (GRW38); • One previously recorded PAD, GAPAD18, sits partially inside the Googong NH1A project area; and • GAPAD18 was revisited and re-inspected but no additional artefacts were found. The OEH issued their GTAs specifically for Stage 4D of NH1A on 5 October 2018. It sets out what the developer will need to do in order to obtain an AHIP (if the subject development application is approved). Land within Neighbourhood 1B The applicant submits that the previously issued AHIP for NH1B #C0001258 is still applicable and therefore no further assessment is required. The OEH advised that part of the land within NH1B is not covered by the current AHIP. However, they also state that if there are no works to occur in this area then no further action is required. The OEH provided a map showing that these areas are located either side of the WRP where it is proposed to create two open space lots. The proposed lot along the eastern side of the WRP is not proposed to have any works or embellishments, while the lot on the western side is to formalise an existing fenced off and planted out buffer area. It is proposed to plant some additional trees in this area. As no subdivision works are proposed within the areas outside the AHIP, no further action is required.	
Part 6 Urban release areas	
Clause 6.1 Arrangements for designated state and Territory public infrastructure	
This clause requires satisfactory arrangements to be made for the provision of designated State and Territory public infrastructure before the subdivision of land in an urban release area. The Development Application was therefore referred to the NSW Department of Planning and Industry requesting the issue of a Satisfactory Arrangements Certificate. At the time of writing the Department had not yet issued the Certificate, however, they have advised that it is imminent. Pursuant to Clause 6.1(2) Council cannot grant development consent to the proposal until such time as this certification is issued.	**No**

Clause 6.2 Public utility infrastructure	
This clause states that development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the development is available or that adequate arrangements have been made to make that infrastructure available when it is required. Council's Development Engineer has assessed the provision of public utilities as being satisfactory. The site is able to be serviced with reticulated potable and recycled water, sewer and stormwater. Electricity and telecommunications connections are also being made progressively available to each stage of Googong Township. These services and other infrastructure must be completed prior to the release of any Subdivision Certificate for the proposed lots.	Yes
Clause 6.3 Development control plan	
The objective of this clause is to ensure the development on land in an urban release area occurs in a logical and cost effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land. Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for matters specified in the clause has been prepared. Googong Development Control Plan came into effect in November 2010, with several amendments made since then. It contains the Googong Master Plan (Part 3) and Structure Plans for Neighbourhood 1A and 1B. Refer to the Development Control section of this Report for further commentary.	Yes
Clause 6.5 Development near Googong Dam Foreshores	
The objective of this clause is to protect the Googong Dam water supply catchment from inappropriate development that may compromise water supply and quality. Development consent must not be granted to the erection of a building on land identified as "Googong Foreshore Buffer Area" on the Googong Map unless the consent authority is satisfied that: *a) the building and associated infrastructure envelope identified for each lot will be appropriate, having regard to the land capability and objective of this clause, and* *b) the development will incorporate an appropriate management regime relating to bush fire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.* The land within the subject site that is zoned R5 and E2 is also identified as being within the Googong Foreshore Buffer Area. While the proposal does not include any built form, it does include the creation of two large residential lots within the Buffer (Lots 902 and 903). Therefore, it is appropriate to give consideration to this clause.	Yes

The application identifies a building envelope on each of the two residential lots within the Foreshore Buffer. They are appropriately located towards the front of the lots where future dwellings can be adequately serviced and the land is less steep. Land within the Foreshore Buffer is subject to a Commonwealth approved Googong Foreshores Interface Management Strategy (GFIMS). This strategy allows for Foreshore Buffer land to be located within private residential land and sets out requirements for such matters as internal fencing; weed management; native plantings; and vegetation management for bushfire protection. The applicant advises that the developer's sales team is required by the GFIMS to implement an Environmental Education Program particularly with respect to pre-purchase information to ensure future buyers of land subject of GFIMs are aware of their obligations. Should Council determine to approve the proposed development, conditions of consent should be also imposed to reflect the requirements of the GFIMS.	
Part 7 Additional Local Provisions	
Clause 7.1 Earthworks	
The objective of this clause is to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land. Earthworks will be associated with site preparation and grading, and infrastructure construction works. Geotechnical engineering report submitted for previous subdivision applications that included the subject site confirmed soils are appropriate for residential development. Before granting development consent for earthworks the consent authority must consider the following matters: *a) The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,* *b) The effect of the development on the likely future use or redevelopment of the land,* *c) The quality of the fill or the soil to be excavated, or both,* *d) The effect of the development on the existing and likely amenity of adjoining properties,* *e) The source of any fill material and the destination of any excavated material,* *f) The likelihood of disturbing relics,* *g) The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,* *h) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development, and* *i) The proximity to and potential for adverse impacts on any heritage item, archaeological site, or heritage conservation area.*	**No**

Geotechnical Assessments have been previously carried out by Douglas Partners that included the subject land. This development application was accompanied by a Civil Engineering and Utilities Design Report, and Stormwater Management and Drainage Report, site grading plans, existing slope plans and proposed design contours plans post earthworks. These documents have been reviewed by Council's Development Engineer as being generally satisfactory. The proposed earthworks will create slopes of less than 15% for all of the proposed residential lots. Proposed site preparation and earthworks will not anticipated to have an adverse impact on soil stability. In relation to Clauses 7.1(f), (g), and (i) refer to previous comments regarding archaeology and the Foreshores Buffer. Should Council determine to approve the proposed development, conditions of consent that have been typically imposed on subdivisions in Googong Township relating to the management and implementation of earthworks will need to be imposed. Provided any such conditions are complied with, the proposed development is considered to comply, or can be conditioned to comply, with the requirements of this clause, except for the requirements relating to the quality and destination of any excavated material. As previously discussed, it has not yet been confirmed that whether the land within Stage 9 of NH1B is contaminated, or if it is suitable for residential land use.	
Clause 7.3 Terrestrial biodiversity	
The objective of this clause is to maintain terrestrial biodiversity by: *(a) protecting native fauna and flora, and* *(b) protecting the ecological processes necessary for their continued existence, and* *(c) encouraging the conservation and recovery of native fauna and flora and their habitats.* There are some small areas of the site within NH1B that are identified on the Terrestrial Biodiversity Map. Before determining the development application the consent authority must consider whether the development is likely to have: *i. any adverse impact on the condition, ecological value and significance of the fauna and flora on the land,* *ii. any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and* *iii. any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land.* And, *Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*	Yes

In considering this Clause it is appropriate to refer to the relevant provisions of Part 7 of the *Biodiversity Conservation Act 2016*. Based on the submitted Ecological Assessment prepared by Capital Ecology, the proposed development is unlikely to significantly affect any threatened species, ecological communities, or their habitats as listed in the *Biodiversity Conservation Act 2016*. Capital Ecology state that the subject site does not contain any endangered ecological communities, does not support any listed threatened flora species and supports vegetation which is likely to be of limited habitat value for native fauna and highly unlikely to be of importance to any listed threatened fauna species. The proposed development includes the removal of four *Eucalyptus sp*. trees and 1,668m^2 of native ground cover. This does not exceed the applicable biodiversity offsets scheme threshold (which is 2,500m^2), therefore a Biodiversity Development Assessment Report (BDAR) is not required to be prepared. Refer to additional commentary about tree removal previously in this Report under the Vegetation SEPP. The Capital Ecology Report contains recommendations relating to the retention of paddock trees and landscaping. These have been reflected in the proposal.	
Clause 7.6 Airspace operations	
This clause states that if a development application is received and the consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless the relevant Commonwealth body advises that it has no objection. The ground level of the site penetrates the Operations Limitations Surface of the Canberra Airport. The application was therefore required to be referred to the Commonwealth Department of Infrastructure, Transport, Cities and Regional Development have and the Canberra Airport. While it is anticipated that a Controlled Activity Approval under the Commonwealth *Airports (Protection of Airspace) Regulations 1996* will be issued for the proposal (as it has for all previous Googong subdivisions), at the time of writing the Commonwealth had yet to confirm to Council that it has no objection to the development. Therefore, development consent cannot be granted.	**No**
Clause 7.9 Essential services	
Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required: *a) the supply of water,* *b) the supply of electricity,* *c) the disposal and management of sewage,* *d) stormwater drainage or on-site conservation,* *e) suitable vehicular access.* Council's Development Engineer has assessed the proposed development and confirmed that adequate services are available (or can be made available) subject to the imposition of recommended conditions. Refer to specific comments below.	Yes

Water:

The proposed development will be supplied from Connolly Street and Duncan loop. The supply of water will require the creation of a 9th zone in the network. Zones are made up of isolation rea mixed with pressure reduction valves to allow for the effective pressure management and supply of an area.

The supply will require the installation of two zone valves west of the Connolly Street and McLean Street intersections as per the proposed design layout in the application and as show in figure 1

Figure 1

Council acknowledges to remain consistent with the rest of neighbourhood 1 that the 2011 version of design specifications should be used as the assessment tool for civil engineering outcomes on the site, however all construction requirements and material type requirements are to meet Councils current development construction specifications.

Sewer:

Sewer will discharge via SPS 1 and SPS 2, the majority of discharge will gravitate to SPS 2.

Sewer will be connected via a number of street with and extension required from Graziers Street.

The applicant will be required if required to have Council to install any new service ties to existing infrastructure if required in the proposed development.

The loading and flow to both SPS 1 and 2 have been quantified in the submission and are consistent with the prompted discharges from this sized development.

Sewer running through and private land shall have easements created over them in favour of Council and 3.5m wide.

Storm Water:

The site will drain to the existing Basing 4 as indicated in figure 2. The drainage design is consistent with previous stages in the development. The location of the drainage line in front of the kerb will require the material types to conform to Councils current development construction specifications.

The stormwater design analysis supply's sufficient detail to identify the new infrastructure and sizing required to service the site.

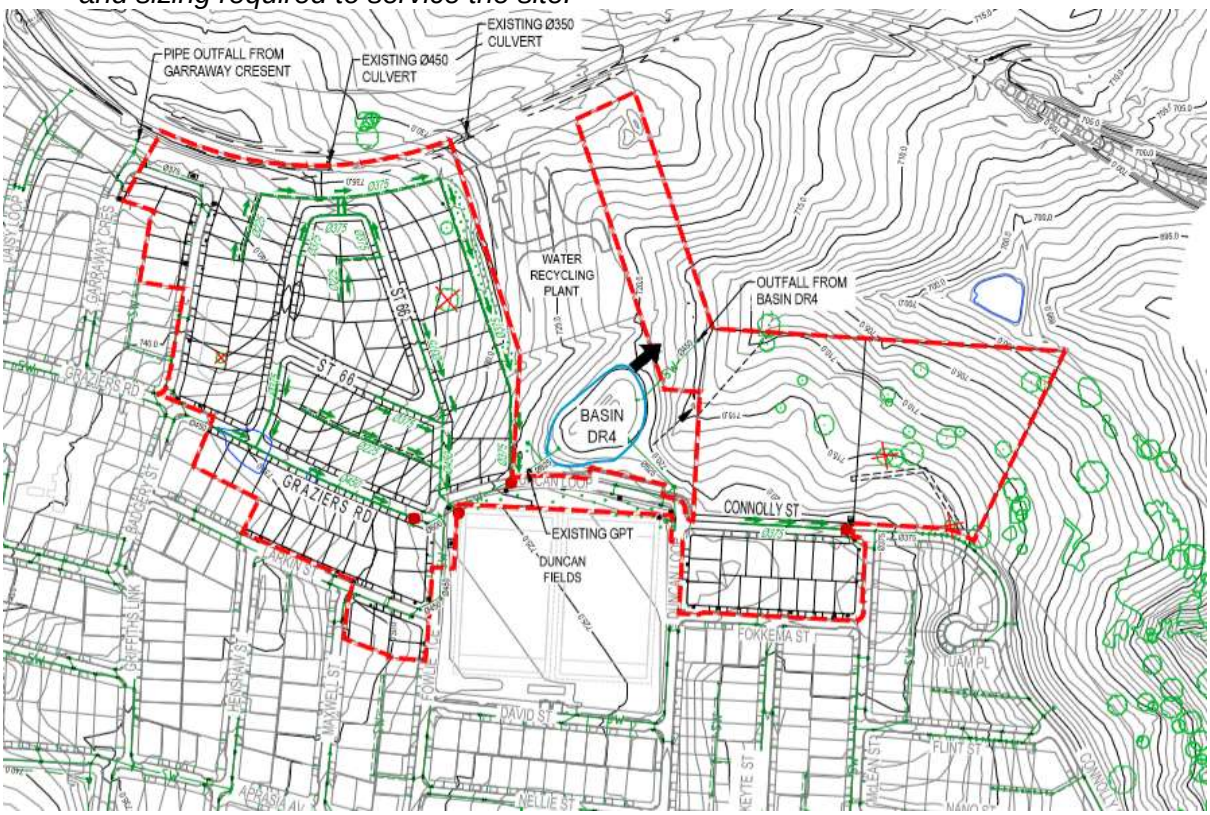

Figure 2

Further detail will be required at works certificate stage on the detail of the design along with calculations ensuring the pond capacity meets the new discharge rates.
A gross pollutant trap will be required prior to discharge into Basin 4 this will form a non-standard condition.

Access:

The application demonstrates access to all lots in line with the D13 vehicular access specification. All lots including larger lots will require a vehicle Kerb Crossing constructed at the time of development as to cut a crossing after the fact can affect the pavement integrity.

The location of the proposed driveways is indicated in figure 3

Figure 3

Roads:

Interconnectivity

The proposed road network for this stage generate traffic load into an already poorly functioning network.

The network is made up of streets that are too narrow for serviceability be checking vehicles and intersection radii that are not functional.

Whilst load will feed into link roads nominated in the application the functioning of these link road are fair at the very least.

Rework has been undertaken by the applicant along one of these link roads where intersection functions were not working due to poor design outcomes.
The road links can be seen as depicted in Figure 4.

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Figure 4

The development in stage 1 has inherently been designed to appear as pedestrian friendly and encourage a lower speed environment, but in effect it's only increased lot yield and reduced traffic performance, but to enable the road structure in NH1 to be consistent Council will allow the previous design principles to be maintained.
These principles have not been supported by Council on NH2 and wider roads with better intersection radii are being provided.

Road Hierarchy
The road hierarchy is predominantly a 7.5 m wide road with barrier kerb with Vehicle Kerb crossings 5.0m wide verges and 1.5m footpaths.

The proposed development continues with this approach, the functioning of the stage is not wholly reasonable for service vehicles as access around road 66 will be tight unless a sufficient radius it provided for service vehicles.

The continuation of Fowlie Terrace would have provide a better functioning road but it would be at the expense of one lot to the developer.

The access road 6.0m width for Connolly Street is consistent for the development as it border onto open land. Most open land areas that border in the NH1 precinct are 6m wides access streets.

In figure 5 you will find a copy of the road structure plan. The sky blue shading indicates a 7.5m local street and the brown shading indicate the 6 m wide access street.

Figure 5

Whilst the road layout does not comply with the DCP version prior to the specification review, nor the Design specification requirements no formal application to vary this has been applied for by the applicant.

However support has been provided historically over all previous stages and as this is the last stage of N1 consistency of this will be supported.

Development Control Plan

The Googong Development Control Plan (GDCP) applies to the proposed development. The GDCP adopts Part 1, Section 1.8 and Part 2, Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.9 and 2.12 of the Queanbeyan Development Control Plan 2012 (QDCP).

Note: Some of the sections adopted from the Queanbeyan Development Control Plan 2012 contain controls that are repeated in the Googong Development Control Plan. For simplicity, only the specifically relevant sections of the QDCP that are not repeated in the GDCP are discussed in detail below.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 About This Development Control Plan	
1.8 Public Notification Of A Development Application The development application was notified to adjoining owners and advertised from 6 August 2018 to 6 September 2018. No submissions were received.	Yes
Part 2 All Zones	
2.3 Environmental Management **2.3.6 – Noise and Vibration** The proposed development does not comply with the objectives (1) and (2) and controls (a) (f) of this clause. These are listed below. <u>Objectives</u> *1) To ensure development provides for effective management of noise and vibration through effective siting, building design, materials and layout, construction and engineering techniques, operational management.* *2) Where a proposed development includes an activity which may generate unreasonable noise or which may be affected by an existing noise source, an acoustic study is to be undertaken to establish noise levels and provide a mitigation strategy demonstrating the measures to be taken to effectively mitigate noise.* <u>Controls</u> *a) Development should be designed to minimise the potential for offensive noise.* *f) To ensure development is designed so noise and vibration from new businesses, light industrial and leisure/cultural/entertainment venues and other noise generating activities do not unacceptably affect the amenity of nearby residential and other noise or vibration sensitive uses.* **Background – Googong Water Recycling Plant (WRP)** There are four stages of the development of the WRP. Stage A and B have been operational since October 2015. Works associated with Stage C have been completed, and it has been operational since September 2018. The Stage D expansion will provide the ultimate capacity and is not anticipated to be completed for a number of years. A Concept Approval for all stages of the WRP, and Project Approval for Stages A and B, was issued by the Minister for Planning in November 2011 under the now repealed Section 3A of the *Environmental Planning and Assessment Act 1979*. Conditions were attached to these approvals. Project approval for Stage C was granted by Council under Part 5 of the *Environmental Planning and Assessment Act 1979* in December 2016 (with conditions).	

WRP and Noise The WRP is also required to have an Environmental Protection Licence (EPL) under the *Protection of the Environment Operations Act 1997* (POEO Act). The current EPL for the WRP is conditioned to require that noise emitted from the operation of infrastructure associated with the treatment of sewage shall not exceed 35 db(A) (L Aeq(15min)) at any residence on privately owned land. Noise modelling carried out for the original Concept Approval indicated that the design of the WRP, in addition with the proposed mitigation and management measures, would be sufficient to limit operational noise to the project-specific noise level of 35 dBA near the boundary. However, subsequent noise assessments of the operational WRP identified that it was not operating in accordance with the applicable noise limits. Various noise mitigation strategies have been put in place to try and address this. These included installing various covers and enclosures over equipment. In April 2019 the applicant engaged consultants WSP to carry out Stage AB and C operational noise monitoring post the implementation of mitigation measures. WSP state that the acoustic environment at measurement locations 35m from the WRP's western boundary were affected by other sources such as construction noise in the vicinity, aircraft noise, increased road traffic noise and activities at the nearby oval. Therefore, the measured noise levels during the day are not likely to give a good representation of noise contribution from the WRP. The analysis therefore primarily focussed on the evening period when these other noise sources were likely to be less. In addition, the WRP is also expected to be operating at a higher capacity in the evening period. The noise monitoring found that while the mitigation measures had improved noise emissions by up to 11 dB, noise levels from the currently operational WRP (Stage AB and Stage C) were measured to exceed the environmental noise limit of 35 dB by up to 6 dB. Further to the above results it is also stated in the WSP report that there were short term noise events that measured up to 48 dB at 35m from the western boundary. The dominant noise sources observed were generally identified as the noise at the bioreactor areas, odour ventilation fans, and tertiary filtration feed pumps. Crucially, it is the consensus of the parties (DCM #60) involved in the operation and monitoring of the WRP that the pursuit of the stated maximum noise limit at 35m could potentially compromise the operability of the plant and potentially not achieve the noise objective. At the time of writing it is understood that there are no further noise mitigation works planned or undertaken.	

Assessment of Noise Impacts The current proposed development includes five residential lots within 16m of the western WRP boundary, with building envelopes located within 35m of the boundary. These lots would be subject to higher levels of noise from the WRP than is permitted by the environmental licence. The WSP report states that: *Preliminary noise monitoring at up to 75 metres from the western WRP boundary indicate that noise from the WRP could potentially meet the environmental noise limit at these locations. Further noise monitoring would however be required for further evaluation.* While the above is encouraging, due to its preliminary nature, it is not sufficient to support an argument that residential development should be approved to within 75m of the WRP's western boundary. The WSP report included an assessment of the impacts of noise from the WRP on residential receptors with reference to the NSW Noise Policy for Industry. In particular, WSP referred to the sleep disturbance assessment guidelines contained in the Policy. Assessment of sleep disturbance risk relates to the night time period (10.00 pm to 7.00 am). WSP state that while the observed maximum noise events meet the screening criterion for sleep disturbance, the actual risk of sleep disturbance due to the WRP at any residential receptors located 35m from the western boundary is considered minor. It is not at all clear what additional noise impacts will be generated when Stage D of the WRP becomes operational. The submitted Statement of Environmental Effects (SEE) states simply that: *The WRP at each stage will be made to comply with the 35dB at 35m from the SP2 zone boundary.* It is clear from the most recent noise mitigation and monitoring that the currently operational Stages AB and C of the WRP cannot comply with the noise limits imposed by the planning approvals and environmental license. Nothing has been submitted to demonstrate that once Stage D becomes operational that the night-time sleep disturbance criterion contained in the relevant NSW Noise Policy will not be exceeded at 35m from the WRP's western boundary (or further). Council's Community Connection branch has considered all of the information relevant to noise and advises as follows: *There is not sufficient operational data available to enable Council to consider reducing the current buffer. It would be sensible to conduct further noise monitoring to see how the noise impact for Stage C and Stage D increase as the number of assets on the plant increased.* *It is suggested to defer the amendment of the buffer until the ultimate plant (Stage D) is built, fully commissioned and operating.* In summary, it is considered that the proposed development does not demonstrate that noise generation from the WRP (especially when it is operating at full capacity) will not unacceptably affect the amenity of the future residents of the proposed lots, or that the potential for offensive noise has been adequately minimised or effectively mitigated. For these reasons, the proposed development is recommended to be refused.	**No**

2.4 Contaminated Land Management This clause requires developments to comply with SEPP 55 and also sets out Council's requirements for the implementation and management of remediation works. It is not known whether the land within Stage 9 of NH1B will require any remediation. Insufficient information has been submitted by the applicant – refer to detailed comments previously in this Report under SEPP 55.	**No**
2.6 Landscaping This clause outlines Council's requirements for landscape plans and also lists what development types require a Council Accredited Landscape Consultant to prepare landscape plans. Satisfactory landscape and street tree plans for the new road verges have been prepared by a Council Category 1 Accredited Landscape Consultant. Mainly *Eucalyptus sp.* are proposed, with some exotics. The public reserve areas are not proposed to be further embellished. One of these areas forms a landscape buffer along the western side of the WRP and has already been planted out. The other area runs along the eastern side of the WRP and is undisturbed bush. Council's Manager of Parks and Recreation has reviewed the proposal and has raised no objections.	Yes
2.7 Erosion and Sediment Control Soil, Water and Vegetation Management Plans were submitted for the proposed development as part of the civil engineering drawings. These have been reviewed by Council's Development Engineer as being satisfactory and in keeping with the practices put in place for other Googong subdivisions.	Yes
2.9 Safe Design The proposed development is not expected to have any significant negative impact with respect to crime prevention through environmental design considerations. The proposal generally satisfies the relevant provisions of this policy. The design of landscape elements, street lighting and selection of planting is generally consistent with the need to provide opportunities for passive surveillance. The proposal was forwarded to the Crime Prevention Officer at the Monaro Local Area Command for comment. After conducting the CPTED process the NSW Police have has identified the development as having a moderate crime risk – as is the case for previous Googong subdivisions. Some comments were made by the Police regarding access to the proposed open space areas. These will be incorporated into conditions or advisory notes should the proposal be granted approval.	Yes
2.12 Trees and Vegetation Management The purpose of this clause is to declare trees and other vegetation under Part 3 of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (the Vegetation SEPP). Where a tree or other vegetation is declared in this Section, a person must not clear vegetation without a permit granted by Council (Clause 10(1) of the Vegetation SEPP). Refer to detailed discussion previously in this Report under the Vegetation SEPP.	Yes

The proposed development has been assessed in accordance with the requirements of the **Googong Development Control Plan** (DCP) and a summary of the relevant provisions is provided in the following table.

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
Part 3 The Master Plan	
The purpose of the Master Plan is to guide the orderly and sequential development of Googong Township through the next 25 years. To achieve this, the Master Plan outlines general objectives and controls for Neighbourhood Structure Plans so that the broad structure of each Neighbourhood in the Township is established before the subdivision of land commences. Development is to be generally in accordance with the Master Plan and other controls in the GDCP. **Master Plan Objectives** The objectives of the Master Plan are as follows: *1. Establish high quality liveable neighbourhoods within a sustainable township;* *2. Create a transition from lower density residential fringes to urban mixed use centres;* *3. Promote interconnectivity within and between neighbourhoods through safe and legible pedestrian paths, cycle ways and streets;* *4. Focus each neighbourhood around a 'neighbourhood centre' which is to be a hub of community, commercial and retail activity;* *5. Create a connected open space network catering for all ages with a range of civic, active, passive and civic spaces; and* *6. Provide opportunities for future residents and visitors to meet their social, cultural and economic needs.* The proposed development is considered to be generally consistent with the Master Plan objectives, except for the objective of establishing high quality liveable neighbourhoods within a sustainable township. As discussed in detail elsewhere in this Report, the applicant has not satisfactorily demonstrated that odour and noise from the WRP will not have a detrimental impact to the amenity of future residents within the current 250m odour buffer area. **Neighbourhood Structure Plans** The Neighbourhood Structure Plans provide for the orderly development of Googong Township by establishing the broad structure of each Neighbourhood within the context of the Master Plan. Development in each neighbourhood is to be is to be generally consistent with the Neighbourhood Structure Plan. The Approved Structure Plan for Neighbourhood 1A and 1B is contained in Appendix 3 and 5 of the DCP.	

The proposed development is not consistent with the Neighbourhood 1A and 1B Structure Plans. As part of the Structure Planning Process for Neighbourhood 1A and 1B of Googong Township (NH1A and NH1B) a temporary buffer of 250m was established from the WRP boundary, within which dwellings could not be constructed. The intent being that the buffer would be in place until such time as the WRP was operational and it could be demonstrated that there were no amenity issues arising from the operation of the WRP – specifically due to odour, but noise and visual amenity are also considerations. Indeed the NH1B Plan specifically states that the buffer can only be reduced to a lesser distance as determined by Council's Group Manager – City Infrastructure (now known as the Portfolio General Manager of Community Connections). As discussed in detail later in this Report, applicant has not satisfactorily demonstrated that odour and noise from the WRP will not have a detrimental impact to the amenity of future residents within the current 250m odour buffer area. Council's Community Connections branch have reviewed the proposal and state that any amendment to the buffer should be deferred until the ultimate plant (Stage D) is built, fully commissioned and operating.	**No**
Part 4 – Subdivision Controls	
4.2 and 4.3 – General Objectives and General Controls <u>Objectives</u> The objectives are as follows: *1. Create a legible subdivision pattern that maximises the 'sense of neighbourhood' and promotes walking and cycling over private car uses;* *2. To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public domain;* *3. Optimise views and the amenity of residential allotments in regards to views, solar access and proximity to community facilities, open space and public transport;* *4. Ensure each neighbourhood within the township has a range of densities and housing choices to cater for the various needs of the community; and* *5. Provide good solar access opportunities for future dwellings and residents and ensure that the lot layout responds to and optimises solar access.* While it is considered that the proposed development generally satisfies the objectives of this clause, it should be noted that the concerns relating to the amenity of future residents due to proximity to the Water Recycling Plant are not specifically covered in the above objectives. The proposed residential lots are within proximity to services, community facilities, open space and other amenities, with suitable pedestrian and cycle links to encourage walking and cycling. The lot layout allows for good solar access opportunities.	

Visual Amenity The objective of optimising the amenity of future residents in regards to views is specifically relevant as the proposal seeks to create lots in proximity to the WRP. This facility contains numerous buildings and other structures and clearly has the appearance of an industrial type development. A 16m wide landscape buffer has been established along the western side of the WRP (which borders land zoned R2 – General Residential). This buffer strip has been planted out with trees and shrubs. The highest structure at the WRP facility is a 16.25m high ventilation stack. *Risk Assessment* The Risk Assessment submitted for this proposal included a consideration of visual amenity. It also summarises the issues surrounding of visual amenity that were considered as part of the assessment of Stage AB and Stage C of the WRP. *Stage AB* The original environmental assessment for the Stage AB WRP determined that its construction and operation (and associated 8m high ventilation stack) would not result in significant visual impacts to the surrounding area, predominantly due to the limited visibility as a result of the relatively steep land. During the detailed design process, updated dispersion modelling determined that the ventilation stack would need to be raised from 8m to 16.25m to minimise odour impacts. A consistency assessment was undertaken to assess the original and modified ventilation stack heights and determined that the height changes would not result in a significant impact on the visual amenity of the surrounding area. *Stage C* The assessment of Stage C found that the new infrastructure was generally of a scale and nature that would not detract from the overall visual amenity of current and future WRP infrastructure, and the impacts would continue to be mitigated by the landscape buffer and screen planting to the south and west. *Stage D* In regards to the future Stage D of the WRP, the Risk Assessment states that it will not introduce significant visual elements into the WRP.	

Current Proposal
The WRP will be visible from the proposed lots residences located to the west of the WRP, in particular the strip of lots located directly adjoining the landscape buffer. This is due to proximity and that the WRP will sit below these lots. Clearly, the visual impacts experienced by residents living adjacent (or close to) to the WRP will be much higher than those currently experienced by residents of Googong Township.

The Risk Assessment states that the visual impacts can be satisfactorily mitigated by additional planting within the landscape buffer. However, it is noted that the submitted landscape plans do not show any further treatment to the buffer. It is also claimed that impacts will be further mitigated due to the fact that the WRP is an existing feature in the landscape that can be considered during the design of residences to minimise visual impacts of the WRP.

It is fairly clear that once the plantings in the landscape buffer are mature, views of the WRP (even from lots within close proximity) should be largely obscured. However, the ventilation stack is likely to remain visible. The proposed lots that adjoin the landscape buffer have building envelopes. This will result in any dwellings being located at least 35m from WRP infrastructure and will allow for residents to carry out further plantings.

It is considered that views of the ventilation stack are not offensive and that the eye will be drawn past the stack to the treed hills and sky beyond. However, it is important that the landscape buffer actually does function over the longer term to provide effective screening. This should involve additional planting, regular maintenance and replacement of any dead plants. Should the proposal be approved it is recommended that amended landscape plans and documentation that address this issue are submitted as part of the subdivision works approval process.

<u>Controls</u>
The controls are as follows:

a) *Subdivision design shall be generally in accordance with the Neighbourhood Structure Plan.*

The proposed subdivision design is not consistent with the Neighbourhood 1A or 1B Structure Plan because the applicant has not satisfactorily demonstrated that odour and noise from the WRP will not have a detrimental impact to the amenity of future residents within the current 250m odour buffer area.

b) *Subdivision lot sizes shall comply with the minimum lot sizes as specified in the QLEP 2012 (refer to QLEP 2012 Lot Size Map).*

Proposed Lot 901 does not comply with the minimum lot size – refer to detailed discussion earlier in this Report under Clause 4.1 of the QLEP.

c) *Neighbourhoods are to be centred on a focal point of a town or neighbourhood centre with retail, commercial or community facilities that are generally within a 5 – 10 minute walk from all dwellings. 'Walkable communities' are developments where urban design focuses on pedestrian comfort between key destinations (mixed use*

centre, school, open space), including shade, shelter, surveillance, attractive surroundings, activity, visual interest and land uses. The proposed development is generally consistent with this control. The site is residue land within the existing created Neighbourhoods 1A and 1B.	

d) Neighbourhood pattern is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles. The proposed development is generally consistent with this control. A legible street hierarchy is proposed which responds to topography and links into the surrounding current road network. Tree removal has been minimised and and solar access to lots maximised. *e) Pedestrian and bicycle connectivity within each residential neighbourhood is to be provided between the residential areas and public open space areas, public transport nodes, education and community / recreation facilities.* The proposed development is generally consistent with this control. Streets are designed to accommodate cyclists and pedestrians and will link to bus stops, schools, community facilities and public reserves. *f) Street blocks are to be generally a maximum of 250m long by 70m wide. Block lengths and widths in excess of 250m may be considered by council where connectivity objectives are achieved.* The proposed development complies with this control. The design of the proposed street blocks are consistent with the existing pattern in the two Neighbourhoods. *g) Each new allotment has sufficient building area on it, being land with a slope of less than 20%.* The proposal involves site preparation and grading to reduce the slopes of all of the residential lots to a maximum of 15%.	**No**
4.4 – Lot Orientation and Lot Size and Layout <u>*Lot Orientation*</u> Controls for lot orientation are listed below. There are no objectives. *a) Consideration should be given to different lot dimensions depending on the lot orientation. In this regard, upfront detailed tailoring of a layout at the early stages of a project can deliver sustainable outcomes.* *b) Lot orientation, size and dimensions should enable dwellings to be generally sited either on an N-S or E-W orientation. Where other amenities such as views over open space are available or the topography prevents efficient design then alternative lot orientations can be considered. Refer above.* *c) Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern. Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.* *d) Where E-W oriented lots are proposed lots should be wider to support solar access.* *e) Design for deeper N-S lots on the southern side of roads, particularly if two storey dwellings are envisaged, to allow for solar access to private open space at the rear.* *f) N-S oriented lots on the northern side of an E-W road can be less deep than N-S lots on the southern side of the same road. Narrower lots can be accommodated, particularly for the northern lots as they as particularly suitable for two storey dwellings with a lesser footprint. A wider southern lot allows for a central courtyard, which may gain greater solar penetration.*	

The proposed subdivision generally complies with the above controls. The submitted Solar Access Plan demonstrates that all future dwellings should be able to be sited on an east-west or north-south orientation. The proposed subdivision pattern is consistent with the existing pattern in both Neighbourhoods. The two proposed large lot residential allotments have building envelopes located to facilitate the construction of a future dwellings.

No

Lot Size and Layout

The objectives of the lot size and layout controls are:

1. Encourage a variety of lot sizes across the site to promote housing choice and create varied streetscapes;

2. Smaller lot sizes are to be located within easy walking distance of a neighbourhood centre or the Town Centre, with larger lot sizes generally at the edges of Googong;

3. Promote generally rectangular street blocks and lots to maximise efficiency.

The proposed subdivision is considered to be generally satisfactory with regards to the above objectives. A variety of lot sizes is proposed, all lots will be within walking distance of a neighbourhood centre. The street blocks are mostly rectangular in shape.

Controls for lot size and layout are:

a) Minimum lot size is to be in accordance with the LEP Lot Size Map and the lot dimensions are to be in accordance with the Table below.

Lot Size	Minimum Frontage Dimension
170 < 250m²	6.0m
250 < 300m²	6.0m
300 < 450m²	10m
450 < 600m²	12m
600 < 900m²	12m
900 < 1500m²	15m
> 1500m²	18m

b) Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.

c) Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.

d) Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.

In regards to minimum lot size, as previously discussed, proposed Lot 901 does not comply with the applicable minimum lot size of 1.5ha. In regards to minimum frontage dimensions all proposed lots comply with the applicable minimum.

Each proposed residential lot will be capable of accommodating a dwelling, private open space and undercover car parking. Each lot is also rectangular in shape and able to be accessed from a public street. The slope of the land and any environmental constraints have been generally taken into account in the design.

4.6 – Residential Interface with Googong Dam Foreshores This clause does not contain any objectives. <u>Controls</u> a) *The minimum lot size to be in accordance with the QLEP 2012 Lot Size Map i.e. 1.5ha.* As previously discussed, proposed Lot 901 does not comply with the applicable minimum lot size of 1.5ha. b) *The configuration of the E2 zone in this locality may preclude subdivisions into satisfactory lot sizes to adjoin with adjacent R5 subdivided land. Strategies for the management and control of this land will need to be submitted as part of Plan of Management.* c) *An application for development involving E2 zoned land is to demonstrate to Council that an appropriate management regime will be put in place relating to bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.* In regards to the above two controls, it is noted that land within the Foreshore Buffer is subject to a Commonwealth approved Googong Foreshores Interface Management Strategy (GFIMS). This strategy sets out requirements for the E2 zoned land consistent with the matters listed in control (c). Refer also to further comments previously in this Report under Clause 6.5 of the LEP. d) *Building envelopes in zone R5 must be setback a minimum 10m from an internal road and 10m from adjoining side and rear boundaries.* The application identifies a building envelope on each of the two residential lots within the R5 zone. They are setback a minimum of 10m from all boundaries.	No
Part 5 – Design Guidelines and Controls for Public Domain	
This Part of the DCP adopts various street types for the Googong Township, with pavement widths and verge widths dependent on traffic volumes, pedestrian use and services. Each street type also has its own set of specific objectives and controls. **5.5 – Local Street and 5.7 – Local Street Adjacent to Major Open Space Areas** The proposed new streets that form part of the subject application have been assessed by Council's Development Engineer as being generally satisfactory – refer to detailed comments earlier in this Report under Clause 7.9 of the LEP. The proposal includes a variation to the pavement width of proposed Local Streets ST66 and the extension of Graziers Road. The pavement is 7.5m wide instead of the 8.0m prescribed in the DCP. Council's Development Engineer does not object to this variation. It is a variation that has been consistently approved in all previous subdivisions in NH1A and NH1B and should be supported in this instance to maintain consistency of the street network.	*Yes – variation*

5.9 – Public Open Spaces and Landscaping There are two proposed public reserve open space areas on land zoned E2 – Environmental Conservation that is located on either side of the WRP. The western reserve (Lot 473) is actually the 16m wide landscape buffer strip, which has previously been planted with shrubs and trees. The eastern reserve (Lot 901) is a 50m wide strip of bush that backs onto the established dog park. It is not proposed to be embellished. It is not clear if this strip of land will be able to be accessed from the dog park or be fenced. There aren't any objectives or controls specific to the two proposed public reserve areas. The configuration and location of the two lots means that they are not likely to be used for recreation purposes, but will rather function as a small buffer to the WRP.	Yes
5.10 – Landscaping in the Public Domain This clause has no objectives. The relevant control is: *Any subdivision application shall be accompanied by a planting schedule detailing proposed planting for local streets.* As previously outlined, satisfactory landscape and street tree plans for the new road verges have been prepared by a Council Category 1 Accredited Landscape Consultant. Mainly *Eucalyptus sp.* are proposed, with some exotics. The public reserve areas are not proposed to be further embellished. One of these areas forms a landscape buffer along the western side of the WRP and has already been planted out. The other area runs along the eastern side of the WRP and is undisturbed bush. Council's Manager of Parks and Recreation has reviewed the proposal and has raised no objections.	Yes
Part 8 – Environmental Management	
Clauses in this Part that are relevant to the proposed development are discussed below.	
8.2 – Soils and Salinity The proposed development generally satisfies the relevant objectives and controls in this Part. A satisfactory Soil, Water and Vegetation Management Plan has been submitted with the application. Conditions of consent, should it be granted, will be imposed to ensure erosion and sediment controls are in place and maintained in accordance with the approved Soil, Water and Vegetation Management Plan. Salinity investigations were undertaken by suitably qualified consultants as part of the Part 3A approval for the Integrated Water Cycle System and covered the whole township site including the land subject to this development application. The reports are included in the Environmental Assessment for the Part 3A application. Previous stages of the Googong residential development have not encountered saline soils. Provided the commitments of the Part 3A approval are adhered to, the development will not significantly increase salt load and will minimise damage by saline soils.	Yes

8.4 Stormwater Management and Flooding The proposed development generally satisfies the relevant objectives and controls in this clause. A Stormwater Management and Drainage Analysis Report prepared by Calibre Consulting dated June 2018 is included with the application. This report includes the preliminary stormwater design and specifically addresses the issues associated with stormwater drainage, peak flow attenuation and stormwater quality treatment control and improvement using Water Sensitive Urban Design (WSUD) principles. Satisfactory stormwater management strategies form part of the application as referred to in the Calibre Consulting report and assessed by Council's Development Engineer – refer to comments regarding stormwater earlier in this assessment under Clause 7.9 of the LEP.	Yes
8.5. Bushfire Management This clause requires the submission of a Bushfire Threat Assessment. The site is partially identified as bushfire prone land. It should be noted that there are existing Asset Protection Zones (APZs) in place from previous subdivisions that the proposed development can partially rely on. A Bushfire Assessment Report prepared by Ember Consulting dated May 2018 was submitted with the application. Its findings are summarised below. <u>Land in NH1A</u> • The Googong Road road reserve to the north of the site has been previously identified as an Asset Protection Zone (APZ) in bushfire assessment reports prepared for other subdivisions by EcoLogical Australia and Australian Bushfire Protection Planners. This APZ can be applied to the subject application. • APZs are not required to the west, east and south as these are considered to be managed land. • All proposed lots will have BAL-LOW or BAL-12.5. <u>Land in NH1B</u> • Land to the north and east of the NH1B land is unmanaged bushland. APZs of 15m and 25m respectively are recommended. • All other adjoining property is considered to be managed land, including the dog park to the west. • An APZ will need to be established between the building envelope and the rear boundary of the large R5 lots, but this will not extend into the E2 land. Existing APZs will serve the remaining standard lots. • BAL ratings for future residences will be BAL-29 or less. The Report concludes: *The proposed development is viewed as a simple low threat residential sub-division, which meets the objectives of Planning for Bushfire Protection (2006).* *Access and services throughout the subdivision is well provided for and will comply with the acceptable solutions set out in PBP (2006).* The proposal has also been issued with a Bushfire Safety Authority from the RFS and will be conditioned to comply with its requirements, and the requirements of PBP 2006 (should consent be granted).	Yes

8.8. Tree Retention and Biodiversity The proposed development satisfies all relevant objectives and controls in this clause. Refer to detailed discussions on tree removal, biodiversity and erosion and sediment controls previously in this assessment.	Yes
8.9 – Land Contamination Management This clause requires developments to comply with SEPP 55. It is not known whether the land within Stage 9 of NH1B will require any remediation. Insufficient information has been submitted by the applicant – refer to detailed comments previously in this Report under SEPP 55.	**No**
8.10 – Odour <u>Objectives</u> *1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant.* <u>Controls:</u> *a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 400m of the proposed or operating sewerage treatment plant is to be accompanied by a Level 3 Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The assessment is to be undertaken in accordance with the DECCW "Approved Methods for modelling and assessment of air pollutants in NSW" 2005.* *b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source.* The proposed development does not satisfy the objective or meet the requirements of control (b). The originally submitted application was accompanied by the required Odour Impact Assessment prepared by Stantec Australia Pty Ltd. It included the potential for odour nuisance effects associated with the future Stage D expansion of the WRP. Therefore, control (a) is satisfied.	

<u>Odour Impact Criteria</u> The Stantec report outlined the odour assessment criteria as such: *In NSW, odour impact regulations are based upon the likelihood of odour nuisance, i.e. the likelihood of emitted odours creating a negative impact on people, occurring. In NSW, the term "sensitive receptor" is used. A sensitive receptor is a location where people are likely to be e.g. a residence, a school, a hospital, a recreation area. The NSW EPA has set odour impact criteria – odour units (ou) - to be assessed at sensitive receptors.* *The NSW EPA has set out a sliding scale of odour impact criteria, based on the size of the potentially impacted population. The larger the potentially impacted population, the greater the possibility that a person who is highly sensitive to the odour may be present. Therefore, the sliding scale ranges from 7 ou for an isolated residence down to 2 ou for an urban population, a school, a hospital or a park*. Stantec applied the 2 OU odour impact criterion in their assessment based on the high density of potential sensitive receptor locations in the immediate vicinity of the WRP. Stantec's report concluded that the odour concentrations were predicted to be well below the odour assessment criterion at all existing and future sensitive receptor locations. Following review by Council's Community Connections branch some concerns about the Stantec modelling were raised and a peer review of Stantec's report was subsequently commissioned and prepared for Council by GHD. <u>Review of Odour Impact Assessment</u> The scope of the GHD odour modelling assessment was to determine the peak odour impact from operation of the WRP and compare predicted odour levels with the relevant NSW EPA odour criteria. Three odour modelling scenarios were undertaken to determine the appropriate modelling assumptions and modelling parameters to use in order to ensure the modelling is undertaken consistent with guidance from the NSW EPA and NSW Office of Environment and Heritage (OEH). These are summarised below. • Firstly, GHD verified the Stantec modelling by reproducing the same (or acceptably similar) results from the modelling data and input files used by Stantec.	

• Secondly, GHD ran a model that would assess sensitivity of modelling to the effects of buildings on odour plumes (known as building wake effects). Without going into the technical details, there were concerns that Stantec's modelling had overestimated the influence of building wake effects in reducing odour impacts. GHD state that: ○ *The method* [employed by Stantec] *does not appropriately assess the degree to which a plume is influenced by the wake effects of the nearby buildings.* ○ *Further, this method does not attempt to consider the variable nature of building wakes which are dependent on meteorological conditions, importantly wind direction.* The result of GHD's second model run was that: *…the WRP buildings as included in the Stantec Stage D model have no influence on dispersion of odours from the odour control stack. As such, the classification of the stack as a 'wake-affected point source' is not appropriate.* *…buildings are not having any influence on the predicted odour levels, meaning that there are no wake effects occurring in the model which can influence (increase or decrease) odour concentrations.* • Thirdly, based on findings of model runs 1 and 2, GHD developed a methodology consistent with guidance in the NSW EPA's Approved Methods. This methodology was then applied to the existing Stantec model run to produce an Updated Odour Model. *Results of the Updated Odour Model* GHD ran a final dispersion modelling run in order to produce updated predictions of odour impact on existing and proposed residences surrounding the WRP. The results were that a significant portion of the proposed development is predicted to be subject to odour levels above the 2 OU criterion. Indeed, the 3 OU contour extends 250 m to the west of the WRP. Council's Community Connection branch has considered all of the information relevant to odour and advises that any amendment to the buffer should be deferred until the ultimate plant (Stage D) is built, fully commissioned and operating. In summary, has not been demonstrated that the size of the Water Recycling Plant's odour buffer can be reduced without resulting in an unacceptable adverse impact on future residents from odour. Therefore, the proposed development does not meet the objective of ensuring appropriate levels of odour amenity for future residents near the WRP, and it is recommended for refusal.	
	No

8.13 – Development near Googong Dam Foreshores The proposed development satisfies all relevant objectives and controls in this clause. The proposed development is not anticipated to compromise water supply and quality from Googong Dam provided recommended conditions (if approved) are imposed. Also refer to detailed discussions relating to the Googong Dam Foreshores previously in this assessment.	Yes

Additional Planning Considerations

The following additional planning matters apply to the development:

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
Environmental Planning and Assessment Act Regulation 2000	
No matters are prescribed in the Regulation are relevant in the consideration of the subject application.	N/A
The Likely Impacts of the Development	
Context and Setting - The proposed development is located within the last areas of NH1A and 1B of Googong Township to be developed. Residential development within these areas has so far been deferred because it is within the 250m odour buffer of the WRP. It has not been satisfactorily demonstrated as part of this application that it is yet appropriate to locate residential lots within the WRP's odour buffer due to unacceptable adverse amenity impacts on future residents from noise and odour.	**No**
Access, Transport and Traffic - The proposed development's impacts in relation to access, transport and traffic is considered to be acceptable as assessed by Council's Development Engineer.	Yes
Public Domain - The proposed development will provide for adequate recreational opportunities for future residents and will not adversely impact the nearby Googong Foreshores.	Yes
Utilities - The site will be serviced with water, sewer, electricity and telecommunications.	Yes
Heritage - Matters pertaining to both European and Aboriginal heritage have been satisfactorily addressed as detailed earlier in this Report under Clause 5.10 of the QLEP.	Yes
Other Land Resources - The proposed development will not adversely impact on valuable land resources for productive agriculture land and mineral and extractive resources.	Yes

Water - The proposed new residential lots will connect to the Googong Water Recycling Plant. A satisfactory stormwater strategy has been prepared by Calibre Consulting.	Yes
Soils - Geotechnical engineering report submitted for previous subdivision applications that included the subject site confirmed soils are appropriate for residential development.	Yes
Air and Microclimate - The levels of odour emissions from the Water Recycling Plant will have an unacceptable adverse impact on the amenity of future residents. The construction stage of the proposed development will likely cause the emission of some dust. This can be addressed via the imposition of standard site management conditions (should the proposal be approved).	**No**
Flora and Fauna - The potential impacts of the proposed development on the maintenance of biodiversity has been extensively discussed earlier in this Report. The subject site does not contain any endangered ecological communities, does not support any listed threatened flora species and supports vegetation which is likely to be of limited habitat value for native fauna and highly unlikely to be of importance to any listed threatened fauna species.	Yes
Waste - A Waste Management Plan will need to be submitted and approved prior to the issue of a Construction Certificate (Subdivision) and will form part of the Construction Management Plan (should the proposal be approved).	Yes
Noise and Vibration - It has not been satisfactorily demonstrated that noise generation from the Water Recycling Plant will not have an unacceptable adverse impact on the amenity of future residents, or that the potential for offensive noise has been adequately minimised or effectively mitigated.	**No**
Natural Hazards - Potential hazards include from bushfire and contamination. Refer to detailed discussions previously in this assessment. In regards to contamination, cannot be certain as to whether the land is in NH1B contaminated, or if it is suitable for the proposed residential land use.	**No**
Technological Hazards - There are no known technological hazards affecting the site.	Yes
Safety, Security and Crime Prevention - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design.	Yes
Social and Economic Impact in the Locality - The proposed development is not expected to pose any negative social or economic impacts to the locality.	Yes

Site Design and Internal Design - The proposed subdivision generally well designed in an environmentally sensitive manner, notwithstanding the anticipated impacts on the amenity of future residents of the proposed lots in relation to noise and odour. The size, shape and design of allotments and roads take into account solar energy requirements and energy efficiency.	Yes
Construction - The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion and the like. These conditions are standard Council conditions of development consent.	Yes
Cumulative Impacts - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered that with adherence to recommended conditions, (if the proposal is approved), that the proposal will not give rise to any adverse cumulative impacts on the natural or built environment, notwithstanding the anticipated impacts on the amenity of future residents of the proposed lots in relation to noise and odour.	Yes
The Suitability of the Site for the Development	
The subject site is not considered to be suitable for the proposed residential development due to its proximity to the Water Recycling Plant and the associated adverse amenity impacts.	**No**
Have any submissions been made in accordance with the Act or the Regulations?	
Public Submissions - The proposal required notification under Queanbeyan DCP 2012. No submissions were received.	Yes
Submissions from Public Authorities - The proposal required referral and/or approval from the following agencies/authorities. 1. *NSW Police* *Comment* - Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. Council has adopted the principles of CPTED through its DCPs. In keeping with these principles this major development proposal was forwarded to the Crime Prevention Officer at the Monaro Local Area Command for comment. After conducting the CPTED process the NSW Police have has identified the development as having a moderate crime risk. Some comments were made by the Police regarding the proposed open space areas. These will be incorporated into conditions or advisory notes should the proposal be granted approval.	

2. *NSW Department of Planning and Industry* The application was referred to the NSW Department of Planning and Industry requesting the issue of a Satisfactory Arrangements Certificate. At the time of writing the Department had not yet issued the Certificate, however, they have advised that it is imminent. 3. *Commonwealth Department of Infrastructure and Regional Development and the Canberra Airport.* At the time of writing the Commonwealth had yet to confirm to Council that it has no objection to the development. 4. *NSW Office of Environment and Heritage* The application was referred to the NSW Office of Environment and Heritage (OEH) as Integrated Development. This was required because there are known Aboriginal objects on the site, and therefore the OEH would need to issue their General Terms of Approval (GTAs) for any required permits to impact on Aboriginal objects. The OEH issued their GTAs for the proposal on 5 October 2018. 5. *NSW Rural Fire Service* The application was referred to the NSW Rural Fire Service (RFS) as Integrated Development. The RFS issued the required Bushfire Safety Authority for the proposed development on 24 September 2018. 6. *Essential Energy* The proposal was referred to Essential Energy for comment because it includes development immediately adjacent to an electricity substation. Essential Energy advised that they have no comments to make as to potential safety risks arising from the proposed development. Some general advisory comments were provided which will be included as an advisory note (should the proposal be approved).	**No**
The Public Interest	
The proposed development is not considered to be in the public interest as it will create residential lots which will be exposed to adverse amenity impacts due to emissions of odour and noise from the Googong Water Recycling Plant.	**No**
Section 7.11 Development Contributions	
No contributions under Section 7.11 of the *Environmental Planning and Assessment Act 1979* are applicable. Instead, the Googong Urban Development Voluntary Planning Agreement (VPA) outlines infrastructure and services, and sustainability and affordability commitments associated with the development of the Googong urban release area that will be provided or met by the developers in lieu of payment of Section 7.11 Contributions. The relevant VPA commitments must be met before the subdivision certificate for each final residential allotment is released.	Yes

QUEANBEYAN-PALERANG REGIONAL COUNCIL

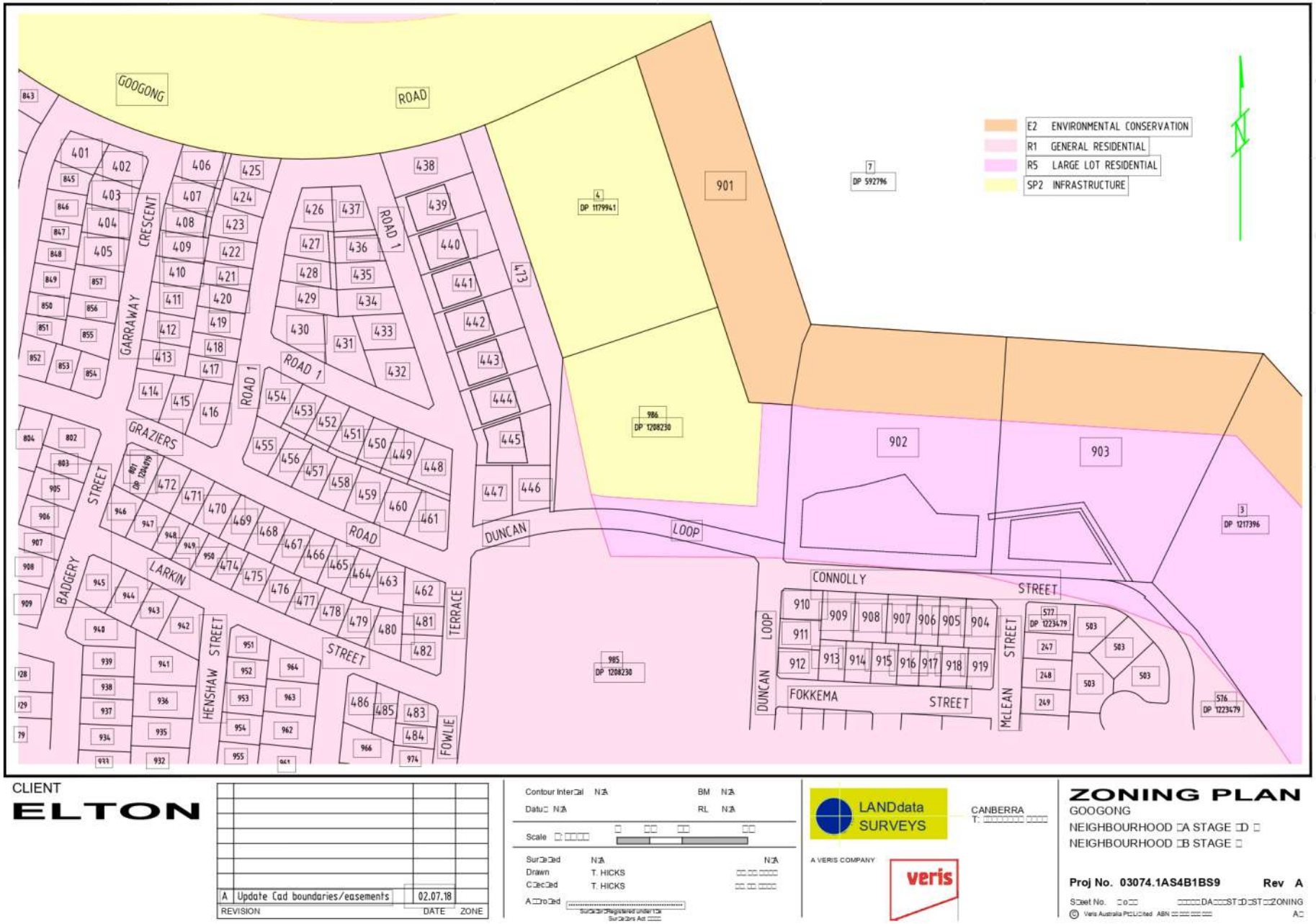
Council Meeting Attachment

24 JULY 2019

ITEM 9.2 DEVELOPMENT APPLICATION 290-2018 - 101 LOT RESIDENTIAL SUBDIVISION - 36 GOOGONG ROAD, GOOGONG

ATTACHMENT 2 DA 292-2018 - SUBDIVISION PLANS - 101 LOT RESIDENTIAL SUBDIVISION - GOOGONG

PLAN FORM 1 (A2)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 3 sheets
GOOGONG ROAD
SEE SHEET 2
SEE SHEET 3
GARRAWAY CRESCENT
GRAZIERS STREET
ROAD 1
LARKIN ROAD
BADGERY STREET
HENSHAW STREET
MAXWELL STREET
FOWLIE TERRACE
DUNCAN LOOP
DP PLAN 1
DP PLAN 2
DP PLAN 3
DP 1204019
DP 1207816
DP 1179941
DP 1208230
Surveyor: MICHAEL STAPLETON
Date of Survey: 30/06/2018
Surveyor's Ref: 03074.DA18_STAGE_4D_P4_DA_PLAN
PLAN OF
SUBDIVISION OF LOT 472 DP XXXXXXX
LGA: QUEANBEYAN PALERANG REGIONAL
Locality: GOOGONG
Subdivision No:
Lengths are in metres. Reduction Ratio 1:1250
Registered
DP PLAN 4



CLIENT
ELTON

REVISION		DATE	ZONE
A	Update Cad boundaries/easements	02.07.18	

Contour Interval N/A
Datum N/A
BM N/A
RL N/A
Scale 1:1000
Surveyed N/A
Drawn T. HICKS
Checked T. HICKS
Approved N/A

LANDdata SURVEYS
A VERIS COMPANY
CANBERRA
T: 1300 000 000

ZONING PLAN

GOOGONG
NEIGHBOURHOOD 1A STAGE 1D 1
NEIGHBOURHOOD 1B STAGE 1

Proj No. 03074.1AS4B1BS9 **Rev A**

Sheet No. 1 of 1 1DA1ST1D1ST1ZONING A1

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CLIENT
ELTON

REVISION	DATE	ZONE

Contour Interval N/A BM N/A
Datum N/A RL N/A
Scale 1:1000

Surveyed N/A N/A
Drawn T. HICKS
Checked T. HICKS
Approved

LANDdata SURVEYS
A VERIS COMPANY
CANBERRA
T: 02 6299 9000

AERIAL OVERLAY PLAN
GOOGONG
NEIGHBOURHOOD 1A STAGE 1D 1
NEIGHBOURHOOD 1B STAGE 1

Proj No. 03074.1AS4B1BS9 **Rev**

Sheet No. 1 of 1 DA1 ST1 D1 ST1 AERIAL OVLAY
© Veris Australia Pty Ltd ABN 00 000 000 000 A1

GOOGONG NH1A STAGE 4D

REVISED LOT LAYOUT

1:2000 NOVEMBER 2018

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Council Meeting Attachment

24 JULY 2019

ITEM 9.4 NSW GOVERNMENT PARKING FINES REVIEW

ATTACHMENT 1 PARKING FINES - INFORMATION FOR COUNCILS

NSW Parking Fines - Grace Period

INFORMATION SHEET FOR COUNCILS

The purpose of this document is to provide information about the introduction of the NSW Parking Fine – Grace Period.

Context

The NSW Government has introduced a minimum 10-minute grace period for certain parking offences. This reform is designed to allow motorists to be a few minutes late, but also ensure road safety is not jeopardised and the smooth flow of traffic is not compromised.

The grace period only applies after at least one hour of paid parking, and only to ticketed or coupon parking.

Who is impacted?

All parking fine issuing authorities, including:

- NSW government agencies
- Councils
- Universities

From what date should councils implement the grace period?

Allowing a grace period for certain parking offences will commence on Thursday 31 January 2019.

Where does the grace period apply?

The grace period of 10 minutes will apply when all the following conditions are met:

A fee has been paid to park for one hour or more immediately before the grace period commences;

A coupon or ticket is clearly displayed; and

The parking space is not in a shared zone, a metered parking area or other excluded area (see below)

Where the grace period will not apply

The grace period does not apply to a vehicle parked in a:

- metered parking area
- private car park
- shared zone
- bus lane, clearway, transit lane, bus zone, loading zone, mail zone, and no stopping area
- special event parking
- free parking zone
- long stay or multi-storey carparking where there are no time limits

The grace period also does not apply to paid coupon or ticketed parking for less than one hour.

Why is metered parking excluded?

Metered parking is excluded as it is difficult to know whether a motorist has paid for an hour of parking before the meter has expired and whether the grace period has expired.

Is my council subject to the new grace period rules?

The grace period applies to all NSW parking fine issuing authorities, including NSW Government agencies, councils and universities. **All councils must comply with these new arrangements.**

What do councils need to do?

Councils should advise their parking inspectors of these changes and their responsibilities to ensure a smooth implementation from 31 January 2019.

Councils should update relevant manuals and other communications prior to 31 January.

Councils are encouraged to promote the grace period changes within their community, so citizens are informed about the new arrangements.

What is the Relevant Regulation?

The grace period is provided for in clause 123C of the Road Transport (General) Regulation 2013, under the Road Transport Act 2013.

The relevant parking offences are:

Law	
ROAD RULES 2014	TICKET PARKING
Rule 207-3 (4)	Park after ticket expired
Rule 207-3 (5)	Park for longer than allowed by ticket signs
	COUPON PARKING
Rule 207-5 (5)	Park after coupon expired
Rule 207-5 (6)	Park for longer than allowed by coupon signs

For more information

Please visit: www.nswfinesreview.com.au for additional information

Or use the following email address to submit any questions or queries Email: finesreview@treasury.nsw.gov.au

NSW GOVERNMENT

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.4 NSW GOVERNMENT PARKING FINES REVIEW

ATTACHMENT 2 CARPARKING INFRINGEMENTS SCHEDULE

Where does the grace period apply

The grace period of 10 minutes will apply when **all** the following conditions are met:

- a fee has been paid to park for **one hour or more** immediately before the grace period commences
- a **coupon** or ticket is **clearly displayed**
- the parking space is not in a shared zone, a metered parking area or other excluded area

The grace period *does not apply* to a vehicle parked in a:

- metered parking area, where the meters do not issue parking tickets
- private car park
- shared zone
- bus lane, clearway, transit lane, bus zone, loading zone, mail zone, and no stopping area
- special event parking
- free parking zone
- long stay or multi-storey carparking where there are no time limits.

Does the reduction apply to all parking fines?

No. The reduction applies to a group of 52 non-safety related parking offences

- ## Are all councils and universities eligible to opt-in?

These concessions do not apply automatically. If your council would like to opt-in and apply the lower parking fine amounts, it must complete the opt-in form provided to councils

Does the reduction apply to all parking fines?

The reduction applies to 52 common parking fines, these 52 fines are listed below.

Item	Law (Road Rules 2014)	Description
1.	Rule 168-1 (1)	Stop/park in restricted parking area
2.	Rule 205	Park continuously for longer than permitted
3.	Rule 207-1 (6)	Park without paying meter fee
4.	Rule 207-1 (11)	Park after meter expired
5.	Rule 207-3 (1)	Park without current ticket displayed
6.	Rule 207-3 (4)	Park after ticket expired
7.	Rule 179-1 (1)	Park without current loading zone ticket
8.	Rule 179-1 (5)	Park after loading zone ticket expired
9.	Rule 210 (1)	Not park at 90º angle
10.	Rule 210 (1)	Not park at 45º angle
11.	Rule 210 (1)	Not park as on parking control sign/road marking
12.	Rule 210 (1)	Not position vehicle correctly - front/rear (90º angle parking)
13.	Rule 210 (1)	Not position rear of vehicle correctly (45º angle parking)
14.	Rule 211 (2)	Not park wholly within parking bay
15.	Rule 211 (3)	Use more parking bays than necessary
16.	Rule 184 (1)	Stop in minibus zone (other)

Item	Law (Road Rules 2014)	Description
17.	Rule 207-1 (1)	Park outside metered space
18.	Rule 207-1 (12)	Park for longer than allowed by metered signs
19.	Rule 207-2 (a)	Park in occupied metered space
20.	Rule 207-2 (b)	Park across markings of metered space
21.	Rule 207-3 (5)	Park for longer than allowed by ticket signs
22.	Rule 207-4 (a)	Park in occupied ticket space
23.	Rule 207-4 (b)	Park across marking of ticket space
24.	Rule 207-5 (1)	Park without current coupon
25.	Rule 207-5 (4)	Display more than 3 coupons at a time
26.	Rule 207-5 (5)	Park after coupon expired
27.	Rule 207-5 (6)	Park for longer than allowed by coupon signs
28.	Rule 207-6 (a)	Park in occupied coupon space
29.	Rule 207-6 (b)	Park across markings of coupon space
30.	Rule 207-7	Park in pay parking area or space that is closed
31.	Rule 207-8 (1)	Park in phone parking area not pay parking fee as prescribed

Item	Law (Road Rules 2014)	Description
32.	Rule 207-8 (4)	Remain parked in phone parking area paid period expired
33.	Rule 207-8 (5)	Remain parked in phone parking area beyond permissible
34.	Rule 207-9 (1)(a)	Park in phone parking space while other vehicle in space
35.	Rule 207-9 (1)(b)	Park in phone parking space not wholly inside markings
36.	Rule 179-1 (4)	Display more than one loading zone ticket
37.	Rule 179-1 (6)	Replace expired loading zone ticket
38.	Rule 179-1 (7)	Park in discontinued ticket loading zone

	Local Government Act 1993	Description
1.	Sec 650 (1)	Stand vehicle in area longer than allowed
2.	Sec 650 (1)	Stand vehicle in area other than time permitted
3.	Sec 650 (4)(a)	Not stand vehicle in marked parking space
4.	Sec 650 (4)(b)	Stand vehicle in occupied marked parking space

	Local Government Act 1993	Description
5.	Sec 650 (4)(c)	Not stand vehicle wholly in marked parking space
6.	Sec 650 (5)	Fail to comply with parking direction
7.	Sec 650 (5)	Fail to comply with vehicle movement direction
8.	650A (1)	Park vehicle in strata parking area etc contrary to sign
9.	650A (1)	Park vehicle strata parking area etc not at times permitted
10.	650A (1)	Park vehicle strata parking area etc not for time permitted
11.	650A (4)(a)	Park vehicle not in marked parking space
12.	650A (4)(b)	Park vehicle in marked parking space with another vehicle
13.	650A (4)(c)	Park vehicle not wholly in marked parking space
14.	650A (5)	Not comply with direction regarding parking or movement of vehicle

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.5 QUEANBEYAN CBD - REVISED SCOPE OF WORKS - STAGE 3

ATTACHMENT 1 MORRISET CARPARK PLAN

REV.	DESIGNED	DRAWN	CHECKED	DATE	AMENDMENT DETAILS
A	TH	TH	SB	05/07/19	Options Study V1

QPRC

PROJECT TITLE: Morisset Street Carpark project			
SHEET TITLE: Options Assessment			
DRAWING NO.: 100856 - 001	SHEET: 1 OF 1	SCALE: NTS	REVISION: B

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.5 QUEANBEYAN CBD - REVISED SCOPE OF WORKS - STAGE 3

ATTACHMENT 2 SCOPE, OPTIONS AND ESTIMATES SUMMARY

QPRC

PF-10 OPTIONS REPORT

Project Code:	100856		
Project Name:	Morisset Street Carpark Development		
Revision:	V1 R2	**Prepared by:**	Thomas Hogg
Date:	12/07/2019	**Ref:**	TBA

1 Project Description

1.1 Project Need

The need for a multi storey carpark at Morisset Street has been identified within Queanbeyan Car parking Strategy 2018-2028.

This parking facility was highlighted to be a timed, multi storey smart carpark with a public domain/shared area to increase the amenity of the local area. Pedestrian access is needed to

1.2 Justification

A multi decked carpark has been explored in the following items:

- Queanbeyan Car parking Strategy 2018 -2028
- Queanbeyan CBD Transformation Strategy June 2017
- Queanbeyan-Palerang Regional Council Ordinary meeting on 22 November 2017 Agenda item 6.3
- Queanbeyan-Palerang Regional Council Ordinary meeting on 22 November 2017 Resolution 364/17

1.3 Objectives

This project will provide the following outcomes:

- Multi deck carpark structure which meets the capacity requirements of existing and foreseeable future development within the Queanbeyan CBD.
- Other infrastructure to offset the car parking cost. These may include residential, commercial or other revenue generating developments
- Smart parking facilities.
- Strategic pedestrian access thoroughfares to the carpark.

2 Options Assessment

2.1 Section Identification

The identified Sections are outlined below.

Section	Description
1) Public Square	The public space is a green urban space to the south of the proposed car park.
2) Multi-storey Carpark	The multi storey car park is proposed to have approximately 100 car spaces per level. The North, East and West sides will be set back by 6 meters for any level which has commercial/residential above the car parking levels.
3) At Grade Parking	The At Grade car park will be between the multi storey car park and Lowe Street.

Option	Description
1) Poets Lane Upgrade	This option upgrades Poets lane providing improved visual amenity and access from Monaro Street
2) Allowance for retro fitting of carpark	This option allows for the ground floor of the multi storey carpark to be retrofitted with commercial/retail infrastructure in future.

3 Discussion

1) The public square will assist with the amenity and attractiveness of Morisset Street Carpark. This option is proposed to include vegetation and a pedestrian friendly environment. The space will have the ability to be created in a way that is locally significant and functional.

2) The Multi Storey car park cost estimates are based off 100 car spaces per level and a total of 400 car spaces within the multi storey car park. Additional car parking may be required if further development of the site is proposed. The multi storey carpark site has the benefit of also allowing development of retail at ground level, office space and residential above the carpark to offset the total cost of the project and provide economic development to the Queanbeyan CBD.

3) Poets Lane upgrade will provide improved access to the proposed development at Morisset Street Carpark. Upgrading of this area will also improve the visual Impact of the laneway.

4) Allowance for retrofitting of the ground floor of the proposed carpark will include ensuring that the height of the ceiling is at an appropriate height for a commercial fit out and allowances for utilities not able to be installed after construction are installed.

V17R1

Attachment A

Site Options

V17R1

Attachment B Cost Estimate

PF-34 Cost Estimating Template

QPRC

Project Code:	100856	Project Name:	Morisset St Carpark
Estimate Title:	Options Study		
Completed by:	Simon Boulton	Role:	Program Coordinator, Contracts and Projects
Revision:	V1R2	Revision Date:	05/07/2019

Activity Code	Description	Quantity	Units	Rate ($/Unit)	Amount ($) (Excl GST)	Comments	Cash Flow ($) 19/20 QTR 1	19/20 QTR 2	19/20 QTR 3	19/20 QTR 4	20/21 QTR 1	20/21 QTR 2	20/21 QTR 3	20/21 QTR 4	21/22 QTR 1	21/22 QTR 2	21/22 QTR 3	21/22 QTR 4
	PLAN				**417,447**													
8310	PLA - Project Management	1.0	Item	83,489	83,489	15% of PM Fee	41,745	41,745										
8313	PLA - Options Study	1.0	Item	111,319	111,319	20% of SID fee	111,319											
8317	PLA - Concept Design	1.0	Item	222,638	222,638	40% of design fee		222,638										
	DEVELOP				**465,277**													
8340	DEV - Project Management	1.0	Item	222,638	222,638	40% of PM fee			111,319	111,319								
8344	DEV - Planning Approvals	1.0	Item	20,000	20,000	allowance				20,000								
8345	DEV - Design and Specification	1.0	Item	222,638	222,638	40% of design fee			111,319	111,319								
	DELIVER				**14,137,543**													
8360	DEL - Project Management	1.0	Item	222,638	222,638	40% of PM fee				22,264	33,396	33,396	33,396	33,396	33,396	33,396		
8364	DEL - Construction				13,914,904					1,391,490	2,087,236	2,087,236	2,087,236	2,087,236	2,087,236	2,087,236		
	Multistorey Carpark	400.0	carspace	32,330	12935640	Refer Thom's costing sheet												
	At Grade Parking	62.0	carspace	1,615	100672	22m2/carpark. $88/m2 rawlinson												
	Public square	1,060.0	SQM	461	878592	Refer Thom's costing sheet												
					0													
	CLOSE				**27,830**													
8380	CLO - Project Management	1.0	Item	27,830	27,830	5% of PM fee											27,830	
					0													
					0													
	Total Base Estimate				15,048,096		153,064	264,383	222,638	1,656,393	2,120,631	2,120,631	2,120,631	2,120,631	2,120,631	2,120,631	27,830	0
	Contingency			30%	4,514,429													
	TOTAL ESTIMATED PROJECT BUDGET - Base case				19,562,525		153,064	264,383	222,638	1,656,393	2,120,631	2,120,631	2,120,631	2,120,631	2,120,631	2,120,631	27,830	0
	ESCALATED COST - Base Case	1	years	4%	20,345,026		205,542	357,446	301,607	2,235,441	2,867,054	2,867,054	2,867,054	2,867,054	2,867,054	2,867,054	37,626	0
OPTIONAL ADDITIONAL SCOPE ITEMS																		
	Option 1 - Upgrade Poets Lane				217,315.61	Includes cost for PM, design, contingency and escalation	3,213	3,823	3,219	23,003	30,666	30,666	30,666	30,666	30,666	30,666	402	0
	Option 2 - Construct carpark to allow for retro fitting of commercial space to ground floor.				731,291.71	Includes cost for PM, design, contingency and escalation	7,448	12,856	10,834	79,630	103,193	103,193	103,193	103,193	103,193	103,193	1,354	0
Exclusions																		
GST																		
Qualifications/Comments																		
Total PM fee is 4% of construction cost																		
Total survey, investigation, design is 4% of construction cost																		
QPRC owns all land required for construction of the carparking and public space.																		
QPRC has a right of way to Poets Lane which allows it to undertake the upgrades at no cost.																		

QPRC

PF-10 OPTIONS REPORT

4 OF 4

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.5 QUEANBEYAN CBD - REVISED SCOPE OF WORKS - STAGE 3

ATTACHMENT 3 QCBD BUSINESS CASE - ESTIMATES SUMMARY

QCBD – Business Case Estimates

Stage	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Smart City Pilot and River walk						
Smart City Pilot	931	0	0	0	0	931
River Walk including pedestrian bridge,	1,315	0	0	0	0	1315
Smart parking pilot	270	0	0	0	0	270
Lowe Carpark precinct						
QHQ offices and smart hub (7500m2)	700	21,229	21,929	0	0	43,858
Mixed use redevelopment: commercial and residential (private)	0	15,000	15,000	0	0	30,000
Smart public domain (1850m2)	0	1,169	0	0	0	1,169
Smart parking (70csp)	0	516	0	0	0	516
Laneway connectors	0	408	0	0	0	408
Morisset Carpark precinct						
Multi-level smart timed public carpark (608csp)	0	11,427	11,427	0	0	22,853
Smart public domain (3900m2)	0	0	1,958	0	0	1,958
Laneway connectors	0	0	639	0	0	639
Rutledge Carpark precinct						
Redevelopment: aged care, residential and health (private)	0	0	15,000	15,000	0	30,000
Smart public domain (5000m2)	0	0	0	2,544	0	2,544
Laneway connectors	0	0	0	0	332	332
Monaro Street (Kings Highway) corridor						
Widening, refurbishment, improvements	0	0	0	3,720	3,720	7,440
Refurbishment of pavement and traffic controls	0	1,082	7500	7,500	4,000	20,082
Total	**3,216**	**50,831**	**73,453**	**28,766**	**8,052**	**164,315**

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.6 PROJECT MANAGEMENT OFFICE

ATTACHMENT 1 SYDNEY OFFICE LETTER

City of Wagga Wagga

Civic Centre
Cnr Baylis & Morrow Sts
PO Box 20
Wagga Wagga NSW 2650

abn 56 044 159 537
p 1300 292 442
f 02 6926 9199
e council@wagga.nsw.gov.au
w www.wagga.nsw.gov.au

2 July 2019

Re: Opportunity to participate in a shared Sydney CBD Office

As you might be aware, Wagga Wagga City Council is pursuing an initiative to operate an office in the Sydney CBD.

The concept is aimed at achieving a number of goals which include:

1. Recruitment of specialised staff (such as engineers, designers, assessment planners, business analysts) from a pool of candidates who live in Sydney and wish to continue living in Sydney.

2. It is anticipated some staff will relocate over time once they familiarise themselves with regional living.

3. The initiative provides an opportunity for one family income earner to accept a job in a regional area but have no need to move until their partner also secures a role they desire.

4. The initiative provides Council with a Sydney CBD address for business.

We have secured rental space off Macquarie Street near Hyde Park. The plan attached shows the address.

The NSW Government has also provided support by agreeing to locate the Special Activation Precinct (SAP) team within the same office space and sharing rent.

Wagga Wagga would like to foster the idea of a shared office space with other Councils. Some Councils may wish to locate staff in the Sydney Office as their base of employment. Others may simply wish to secure the ability for their staff which can be used when staff have spare time on Sydney visits to have a work area in Sydney. The office also has a conference room which might be useful for meetings in relation to Council business.

In the fullness of time, it is hoped that a shared local government infrastructure workforce and collaborative regional infrastructure team will emerge.

If nothing else, the possibility of around 20 Councils from across NSW all operating from one workplace is exciting, particularly when the SAP team of the NSW Government is in the same workplace.

The terms of the rental are a 1 year lease with 2x1 year options. The rent, inclusive of cleaning and security is $771.75m^2. I believe the existing fit out will remain. A copy of the breakdown of the offer is attached.

Together with the SAP team, Wagga is committing to 330m^2.

What I am proposing in this letter is that any Council's interested in being in the Sydney office, commit $20,000 for the next financial year. If I receive confirmation from Councils interested in being part of the office, I will commit to lease the whole ground floor $561,146.22 for one year with two one year options.

Over the next financial year, we can work through the best way to grow the initiative or walk away – depending upon success or failure. I am confident it will be a success, however no-one is committed beyond 12 months.

Would you please let me know by reply email if your Council would like to participate.

Regards

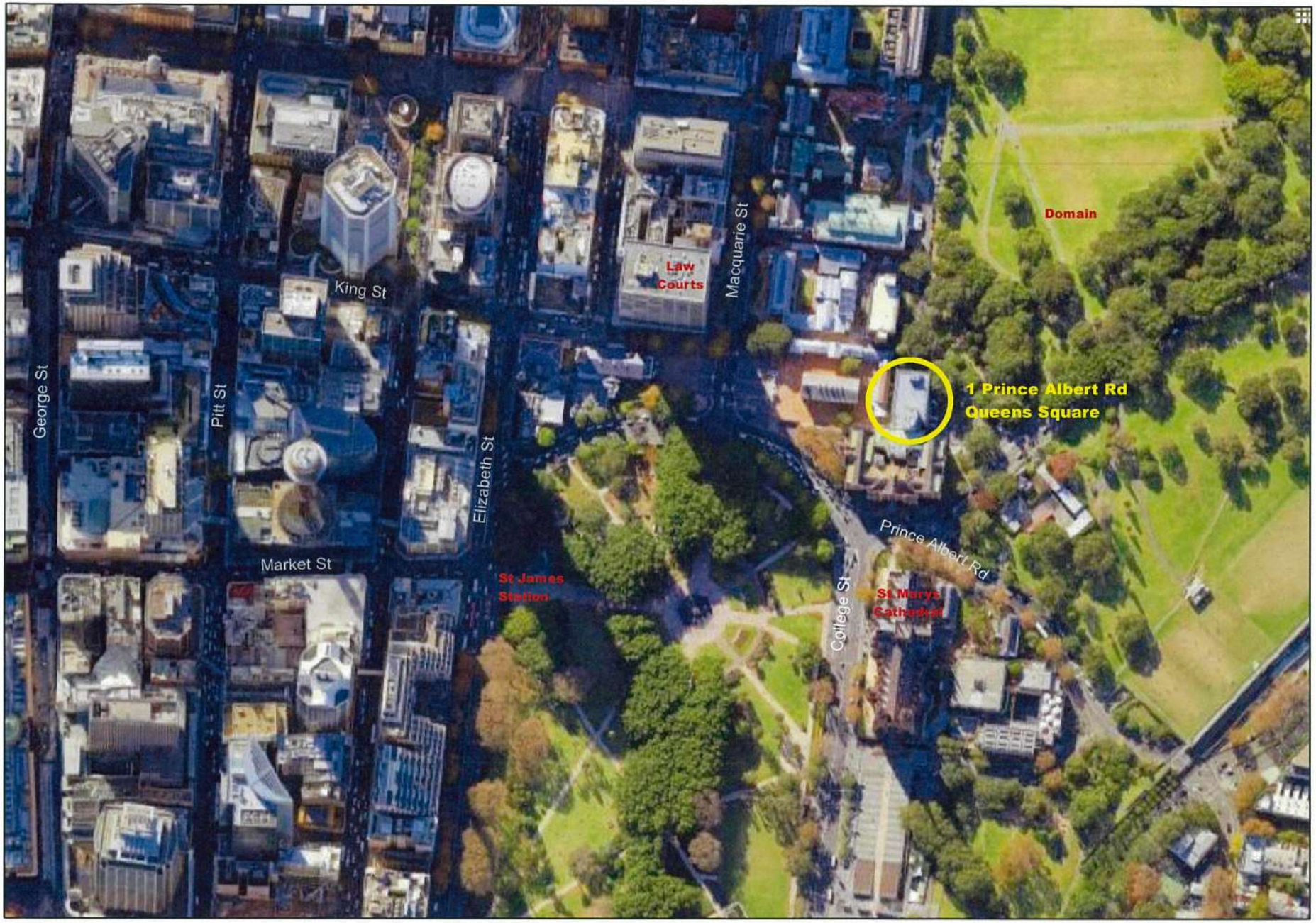
Peter Thompson
General Manager

Thompson, Peter

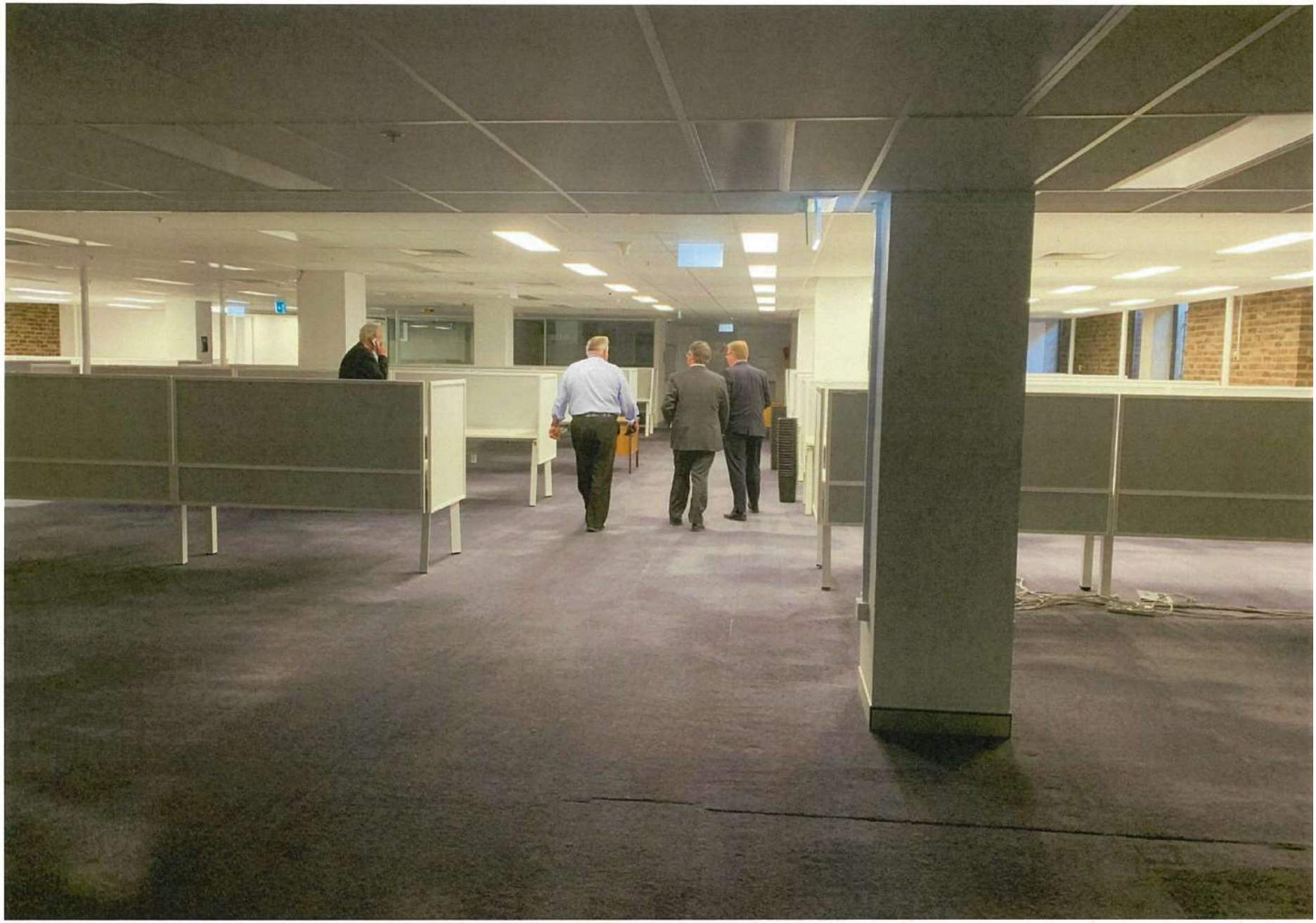
Subject: FW: Ground Floor Records Building

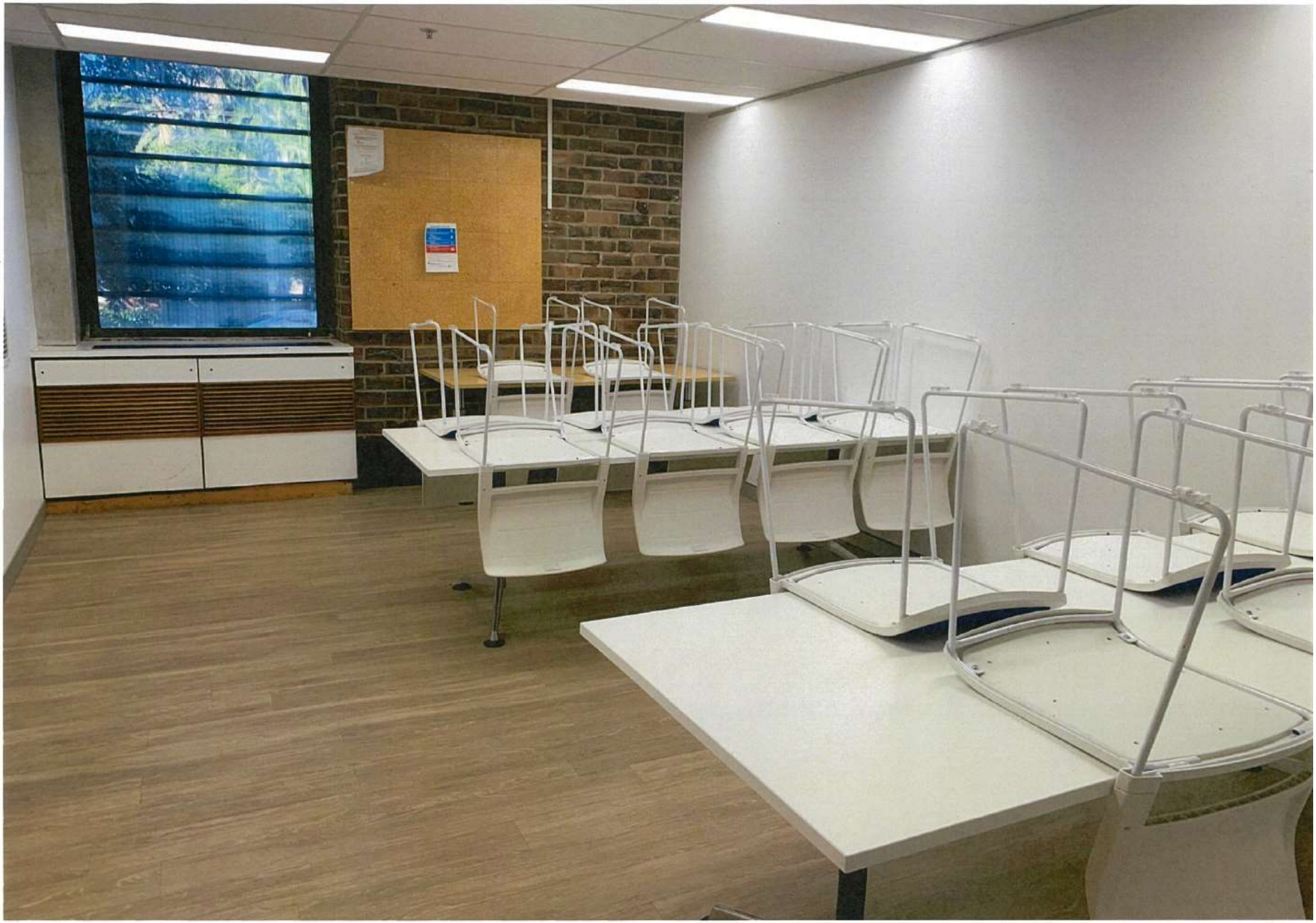
Owner	Property NSW (PNSW) 66 Harrington Street The Rocks NSW 2000	
Premises	Records Wing, Ground Floor 1 Prince Albert Road Sydney	
Net Lettable Area	703.6m^2 (subject to survey by PNSW) *East* *Area is assessed and determined by PNSW, using the Property Council of Australia's method of easurement.*	
Term of Occupation	Term of 1 year minimum, plus 2x 1 year options. Break Clause of 6 months notice, for lessor and lessee post initial year. Initial Term: 01/07/2019 – 30/06/2020	
Commencement Date	01/07/2019 or earlier date to be advised if applicable	
Rent	Initial rent p.a. plus GST @ $700/m2	$492,520.00
Asset Management Fees	Fixed rate of 2.1% of gross annual face rent applies to leases in Government Owned Buildings managed by PNSW.	$10,342.92
Car Parking	Number: 1 @$ 7,800 per space pa plus GST	$7,800.00 (Optional if required)
Storage	Suite ___ @$___/m2 pa plus GST	N/A
Common Facilities charges	@ $50.75m/2	$35,707.70
Cleaning	@$21/m2 pa plus GST	$14,775.60
Total charges at commencement pa plus GST		$561,146.22

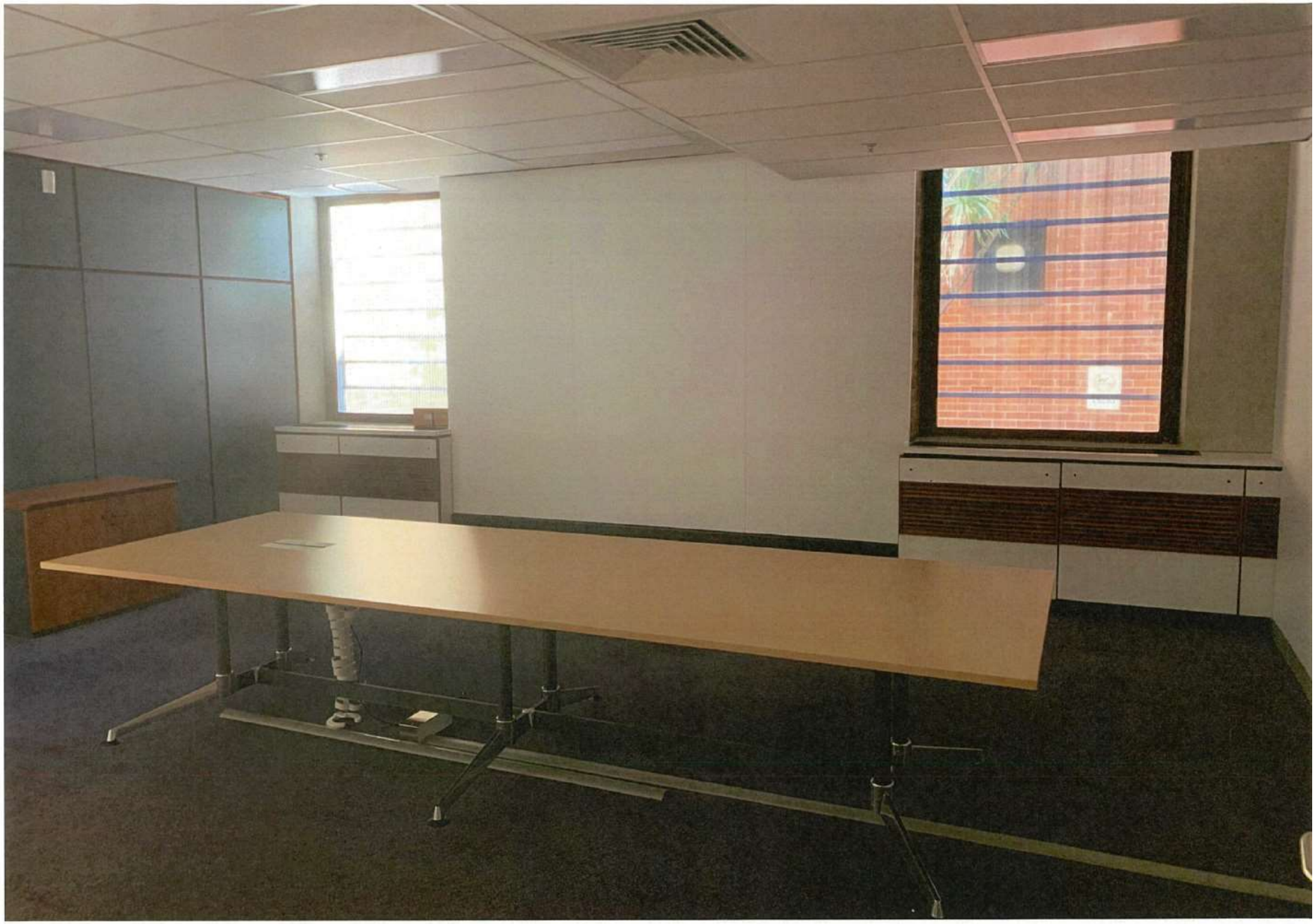
1

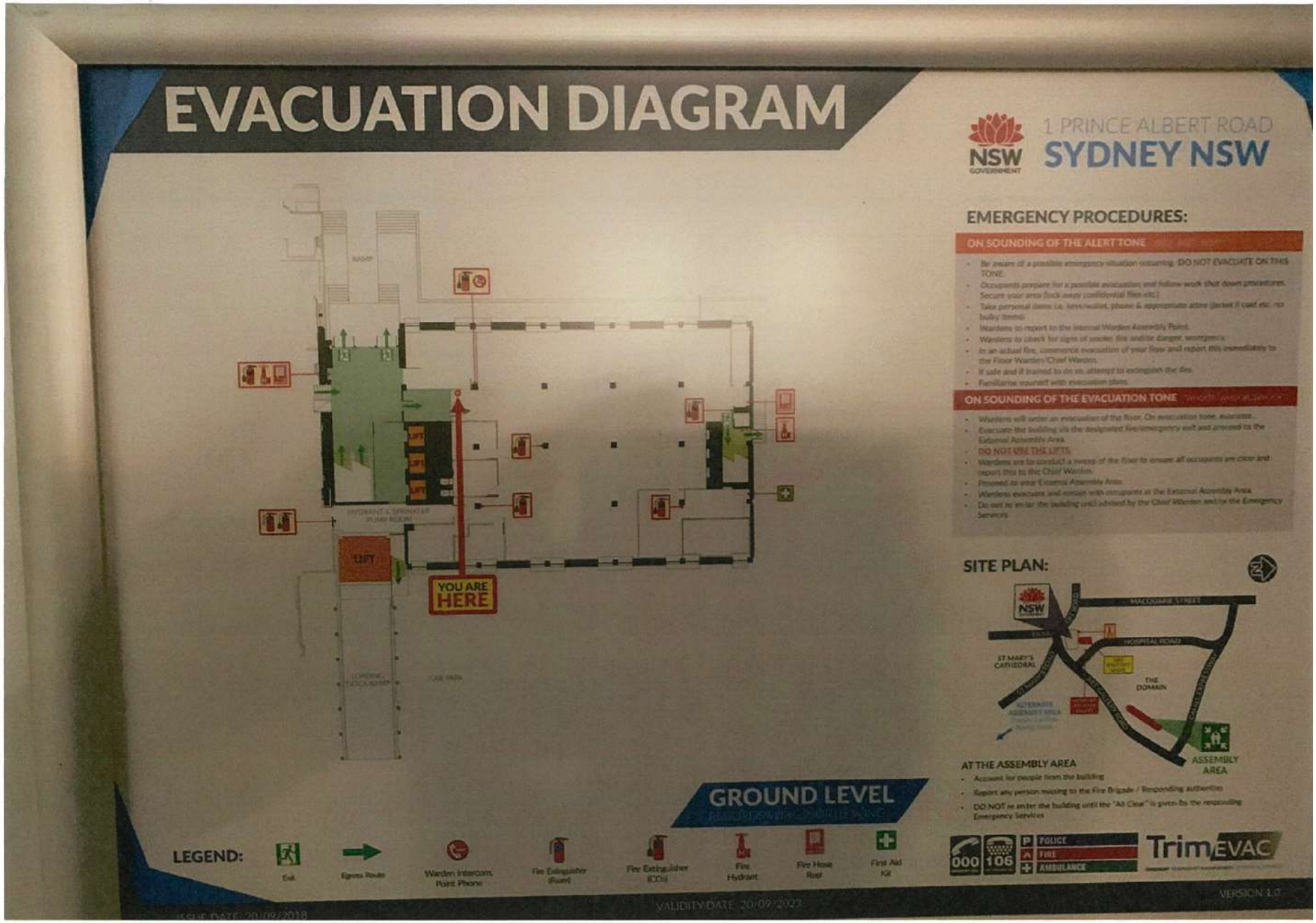

Domain
Law Courts
Macquarie St
King St
George St
Pitt St
Elizabeth St
1 Prince Albert Rd
Queens Square
Prince Albert Rd
Market St
St James Station
College St
St Marys Cathedral

Martin Place
Martin Pl
Wilson Parking
Castlereagh St
Barrio Cellar
Martin Place Station
Robert Brough Fountain
Verandah
BNP PARIBAS ASSET MANAGEMENT...
Travelodge Hotel Sydney Martin Place
MLC Centre
Queen's Square Chambers
Trill Sydney
Supreme Court of New South Wales
The Mint
Macquarie St
Hospital Rd
N
King St
St. James Church
Queen's Square
Hyde Park Barracks Museum
1 Prince Albert Rd
Queens Square
Art Gallery Rd
Westfield
Supre
Elizabeth St
St James Rd
Prince Albert Rd
Busby's Bore Fountain
Frazer Memorial Fountain
Tower Eye
Platypus Shoes
Metro St James
St James Station
College St
Archibald Fountain
St James Hotel
St Mary's Cathedral
St Marys Rd
Sheraton Grand Sydney Hyde Park
St Mary's Cathedral College
Wilson Parking Domain Car Park








EVACUATION DIAGRAM
NSW GOVERNMENT
1 PRINCE ALBERT ROAD
SYDNEY NSW
EMERGENCY PROCEDURES:
ON SOUNDING OF THE ALERT TONE
ON SOUNDING OF THE EVACUATION TONE
LIFT
YOU ARE HERE
SITE PLAN:
MACQUARIE STREET
HOSPITAL ROAD
ST MARY'S CATHEDRAL
THE DOMAIN
ASSEMBLY AREA
AT THE ASSEMBLY AREA
GROUND LEVEL
LEGEND:
Exit
Egress Route
Warden Intercom Point Phone
Fire Extinguisher (Foam)
Fire Extinguisher (CO2)
Fire Hydrant
Fire Hose Reel
First Aid Kit
000
106
POLICE
FIRE
AMBULANCE
TrimEVAC
VERSION 1.0
VALIDITY DATE 20/09/2023

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.11 GOOD GOVERNANCE FRAMEWORK AND DRAFT LEGISLATIVE COMPLIANCE POLICY

ATTACHMENT 1 DRAFT GOOD GOVERNANCE FRAMEWORK

QPRC Good Governance Framework

QPRC is committed to achieving good governance outcomes for both its internal business processes and its external customer outcomes. To assist with achieving this Council has developed a Good Governance Framework which is based upon two best practice models. Council defines 'good governance' as:

> *'Doing the right things, legally, for the right reasons for the right people in a timely, inclusive, open, honest and accountable manner.'*

To achieve good governance Council needs to ensure that:

(1) It provides for robust, transparent and accountable external outcomes for the community it serves, and
(2) It has in place internal business processes which ensure it is achieving its intended purpose whilst meeting community expectations of probity, accountability and transparency.

Therefore a Good Governance Framework needs to ensure it has in place strong, robust and accountable internal business processes whilst at the same time it models external focused behaviours/principles which promote public confidence in the organisation. Council has drawn upon two best practice models of good governance to achieve this dual internal/external focus. Internally it has utilized the 'Governance Lighthouse' which is advocated by the NSW Audit Office. Externally, it has drawn upon the council of Europe 'Twelve Principles of Good Democratic Governance at the Local Level'.

The Governance Lighthouse consists of Eight (8) Principles with 17 Components which concentrates on a council's internal business processes and behaviours which ensures that an organisation performs by achieving its intended purpose, and conforms by complying with all relevant laws, codes and directions while meeting community expectations of probity, accountability and transparency.

The Council of Europe Good Governance Model looks at the key principles (12) that councils need to practice to create an envire0nment of trust and confidence in a local community from the community. Although these models have a different focus (one internal – one external) they are not mutually exclusive. In fact, they are complimentary and in some aspects overlap. However, when combined they provide for a strong framework on how a Council can achieve good governance. (See Framework below)

QPRC GOOD GOVERNANCE FRAMEWORK

What is Good Governance?

Definition

'Doing the right things, legally, for the right reasons, for the right people in a timely, inclusive, open, honest and accountable manner'

INTERNAL FOCUS

Looking at Internal Business Processes to ensure the organisation achieves its intended purpose

GOVERNANCE LIGHTHOUSE

EIGHT PRINCIPLES

- Key Stakeholder Rights
- Risk Management
- Remuneration
- Disclosure
- Corporate Reporting
- Ethics
- Structure
- Management & Oversight

Strong, robust, legal, accountable & transparent internal business processes

EXTERNAL FOCUS

Looking at the behaviours and processes that create public confidence in the organisation

PRINCIPLES OF GOOD DEMOCRATIC GOVERNANCE AT THE LOCAL LEVEL

TWELVE PRINCIPLES

- Participation, representation, fair conduct of elections
- Responsiveness
- Efficiency & Effectiveness
- Openness & Transparency
- Rule of Law
- Ethical Conduct
- Competence & Capacity
- Innovation & Openness to Change
- Sustainability & Long Term Orientation
- Sound Financial Management
- Human Rights, Cultural Diversity & Social Cohesion
- Accountability

Public trust and confidence in the delivery of public decision-making

DELIVERED BY

STRATEGIES | PLANS | FRAMEWORKS | POLICIES | PROCEDURES | GUIDELINES

GOOD OUTCOMES FOR THE LOCAL COMMUNITY AND STRONG REPUTATIONAL CAPITAL FOR THE ORGANISATION

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.11 GOOD GOVERNANCE FRAMEWORK AND DRAFT LEGISLATIVE COMPLIANCE POLICY

ATTACHMENT 2 DRAFT LEGISLATIVE COMPLIANCE POLICY

Draft

Legislative Compliance Policy

Date policy was adopted:		**CEO Signature and date**
Resolution number:		
Next Policy review date:		
Reference number:		
Strategic Pillar		
Responsible Branch		DD/MM/YYYY

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Legislative Compliance Policy

Please note: Apart from definitions, all paragraphs are to be numbers. Ie 1.1, 1.2 etc

1. OUTCOMES:

1.1 To ensure that Queanbeyan-Palerang Regional Council complies with legislative requirements and

1.2 Promotes a culture of good governance and compliance within the organisation in line with Council's Good Governance Framework

1.3 Prevents, and where necessary, identifies and responds to breaches of laws, regulations, codes or organisational standards occurring in the organisation, and

1.4 Assists the Council in achieving the highest standards of governance.

1.5 Has in place a Compliance Management System which allows for continuous review and improvement for all its business processes

2. POLICY:

2.1 Queanbeyan-Palerang Regional Council has adopted a Good Governance Framework (see Appendix 1) which confirms its commitment to having in place good governance practice for the organisation and all its activities.

2.2 This Framework is based upon the Governance Lighthouse promoted by the NSW Audit Office as well as the 12 Principles of Good Democratic Governance at the Local Level as developed by the Council of Europe.

2.3 In line with the Principles advocated in the Good Governance Framework, Council's Legislative Compliance Policy recognises the organisation's obligations to both its internal and external stakeholders, to provide an environment that is safe, a culture that promotes equity and an administration that adopts the highest standards of probity and accountability in all its operations.

3. SCOPE OF THE POLICY:

3.1 Council has an obligation to ensure that legislative requirements are complied with. The community and those working at Council have a high expectation that it will comply with all applicable legislation and will take all appropriate measures to ensure that this requirement is met.

3.2 Compliance is what Council does to ensure that it meets the requirements of the law relating to its activities. If offences are committed by Council, or people at Council, as a result of legislation not being complied with, Council, staff and Councillors could be prosecuted, Council could be sued and there could be a significant risk and loss of reputation implications.

3.3 Council, in its role as a Local Government authority, is committed to the eight internal and 12 external principles as set out in its Good Governance Framework and will ensure compliance with all statutory and common law requirements relating to its operations and good governance.

4. DEFINITIONS:

Legislative Compliance Policy

- **ARIC** is Council's Audit Risk and Improvement Committee.
- **Compliance** is meeting the requirements of laws, organisational policies, codes, principles of good governance and accepted community and ethical standards.
- **Good Governance:** is defined as 'Doing the right things, legally, for the right reasons for the right people, in a timely, inclusive, open, honest and accountable manner'.

5. LEGISLATIVE OBLIGATIONS AND/OR RELEVANT STANDARDS:

- Local Government Act 1993,
- Local Government (General) Regulation 2005,
- Good Conduct and Administrative Practice – Guidelines for State and Local Government (NSW Ombudsman published May 2006)
- AS/ISO 19600: 2015 Compliance Management Systems

6. CONTENT:

6.1 Council shall have appropriate processes and structures to ensure that legislative requirements are achievable and are integrated into the everyday running of the Council.

6.2 These processes and structures will aim to:

(a) Develop and maintain a system for identifying the legislation that applies to Council's activities.
(b) Assign responsibilities for ensuring that legislation and regulatory obligations are fully implemented in Council.
(c) Provide training for relevant staff, Councillors, volunteers and other relevant people in the legislative requirements that affect them.
(d) Provide people with the resources to identify and remain up-to-date with new legislation.
(e) Conduct of audits to ensure there is compliance.
(f) Establish a mechanism for reporting non-compliance.
(g) Review accidents, incidents and other situations where there may have been noncompliance.
(h) Review audit reports, incident reports, complaints and other information to assess how the systems of compliance can be improved

6.3 Roles and Responsibilities

6.3.1 Councillors and Committee Members

Councillors and Committee members have a responsibility to be aware of and abide by legislation applicable to their role.

6.3.2 Senior Management (CEO/General Manager and Portfolio General Managers)

Senior management should ensure that systems, processes and directions relating to compliance are in place and are clear and unambiguous and that legal requirements which apply to each activity for which they are responsible are identified.
Senior management should have systems in place to ensure that all staff are given the opportunity to be kept fully informed, briefed and/or trained about key legal requirements relative to their work within the financial capacity to do so.

6.3.3 Employees

Employees have a duty to seek information on legislative requirements applicable to their area of work and to comply with the legislation.
Employees shall report through their supervisors to senior management any areas of non-compliance that they become aware of.

Legislative Compliance Policy

7. GENERAL PRINCIPLES

AS/ISO 19600:2015 places emphasis on compliance being 'embedded' in the culture of an organisation and that it is integrated with an organisation's financial, risk, quality, environmental health and safety management processes as well as its operational requirements and procedures. The policy is based upon the following general principles:

7.1 Compliance obligations are identified and assessed for mitigation.

7.2 Compliance and risk are managed at the operational level, with accountability through defined reporting structures.

7.3 Staff training needs are identified and addressed.

7.4 Behaviours that create and support compliance are encouraged and behaviours that compromise compliance are not tolerated.

7.5 Controls exist to manage key compliance obligations, particularly through Council's Audit, Risk & Improvement Committee (ARIC) and actively work to achieve desired behaviours.

7.6 The Council is able to demonstrate its Compliance Management System through documentation and practice, and

7.7 The Compliance Management System will be regularly reviewed and opportunities for improvement identified as part of Council's Audit Program`.

8. REVIEW

8.1 This policy is a local policy and accordingly will be reviewed or confirmed within the first 12 months after the declaration of the poll for the next NSW general local government election, unless revoked sooner by Council. [**Note**: automatic revocation of this policy is provided for under s.165(4) of the *Local Government Act 1993*. The next general local government election is scheduled to be held in September 2020].

This policy may be reviewed and updated as necessary if:

(a) legislation requires it, or
(b) Council's functions, structure or activities change.

Legislative Compliance Policy

Appendix 1: QPRC Good Governance Framework

QPRC is committed to achieving good governance outcomes for both its internal business processes and its external customer outcomes. To assist with achieving this Council has developed a Good Governance Framework which is based upon two best practice models. Council defines 'good governance' as:

> *'Doing the right things, legally, for the right reasons for the right people in a timely, inclusive, open, honest and accountable manner.'*

To achieve good governance Council needs to ensure that:

(1) It provides for robust, transparent and accountable external outcomes for the community it serves, and

(2) It has in place internal business processes which ensure it is achieving its intended purpose whilst meeting community expectations of probity, accountability and transparency.

Therefore a Good Governance Framework needs to ensure it has in place strong, robust and accountable internal business processes whilst at the same time it models external focused behaviours/principles which promote public confidence in the organisation. Council has drawn upon two best practice models of good governance to achieve this dual internal/external focus. Internally it has utilized the 'Governance Lighthouse' which is advocated by the NSW Audit Office. Externally, it has drawn upon the council of Europe 'Twelve Principles of Good Democratic Governance at the Local Level'.

The Governance Lighthouse consists of Eight (8) Principles with 17 Components which concentrates on a council's internal business processes and behaviours which ensures that an organisation performs by achieving its intended purpose, and conforms by complying with all relevant laws, codes and directions while meeting community expectations of probity, accountability and transparency.

The Council of Europe Good Governance Model looks at the key principles (12) that councils need to practice to create an envire0nment of trust and confidence in a local community from the community. Although these models have a different focus (one internal – one external) they are not mutually exclusive. In fact, they are complimentary and in some aspects overlap. However, when combined they provide for a strong framework on how a Council can achieve good governance. (See Framework below)

Legislative Compliance Policy

QPRC GOOD GOVERNANCE FRAMEWORK

What is Good Governance?

Definition

'Doing the right things, legally, for the right reasons, for the right people in a timely, inclusive, open, honest and accountable manner'

INTERNAL FOCUS

Looking at Internal Business Processes to ensure the organisation achieves its intended purpose

GOVERNANCE LIGHTHOUSE

EIGHT PRINCIPLES

- Key Stakeholder Rights
- Risk Management
- Remuneration
- Disclosure
- Corporate Reporting
- Ethics
- Structure
- Management & Oversight

Strong, robust, legal, accountable & transparent internal business processes

EXTERNAL FOCUS

Looking at the behaviours and processes that create public confidence in the organisation

PRINCIPLES OF GOOD DEMOCRATIC GOVERNANCE AT THE LOCAL LEVEL

TWELVE PRINCIPLES

- Participation, representation, fair conduct of elections
- Responsiveness
- Efficiency & Effectiveness
- Openness & Transparency
- Rule of Law
- Ethical Conduct
- Competence & Capacity
- Innovation & Openness to Change
- Sustainability & Long Term Orientation
- Sound Financial Management
- Human Rights, Cultural Diversity & Social Cohesion
- Accountability

Public trust and confidence in the delivery of public decision-making

DELIVERED BY

STRATEGIES	PLANS	FRAMEWORK	POLICIES	PROCEDURE	GUIDELINES

GOOD OUTCOMES FOR THE LOCAL COMMUNITY AND STRONG REPUTATIONAL CAPITAL FOR THE ORGANISATION

QPRC

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Legislative Compliance Policy

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.12 DRAFT PUBLIC INTEREST DISCLOSURES ACT - INTERNAL REPORTING POLICY

ATTACHMENT 1 PUBLIC INTEREST DISCLOSURES ACT - INTERNAL REPORTING POLICY

Public Interest Disclosures Act – Internal Reporting Policy

Date policy was adopted:		**CEO Signature and date**
Resolution number:		
Next Policy review date:		
Reference number:		
Strategic Pillar		
Responsible Branch		DD/MM/YYYY

Please note: Apart from definitions, all paragraphs are to be numbers. Ie 1.1, 1.2 etc

1. OUTCOMES:

1.1 QPRC's policy on Public Interest Disclosures affirms Council's commitment to supporting and protecting staff and councillors who report any wrongdoing.

1.2 The policy explains the process for handling reports that are classified as public interest disclosures under the *Public Interest Disclosures Act 1994* (PID Act).

1.3 The policy addresses the relevant provisions of the PID Act and conforms with QPRC's Council's Code of Conduct, Complaints Management Framework and Policies, Councillor and Staff Interaction Policy, Respectful Workplace Behaviours Directive, Grievance Management Process (ProMapp), and Resolution of Formal Employee Complaints and Allegations of Behavioural Misconduct Process (ProMapp).

1.4 Any report of wrongdoing will be recorded and reported in accordance with Council's responsibilities under the Public Interest Disclosures Act 1994.

1.5 It is supported by procedures based on the NSW Ombudsman's Model Internal Reporting Policy and guidelines for dealing with public interest disclosures.

2. POLICY:

2.1 This policy establishes an internal reporting system for staff and councillors to report wrongdoing without fear of reprisal.

3. SCOPE OF THE POLICY:

3.1 This policy defines what constitutes a Public Interest Disclosure; who you can report wrongdoing to; what can be reported and how reports of wrongdoing will be dealt with.

4. DEFINITIONS:

Public Official - In the context of this policy a public official is defined as councillors, staff (permanent and part time), temporary or casual employees, consultants, contractors and delegates.

Public Interest Disclosure - Is a report by a public official of an instance of serious misconduct (wrongdoing) within the organisation. To be deemed a PID the report must be made to a designated person as identified within this policy.

Wrongdoing - Is serious misconduct which covers five categories which are:

- Corrupt conduct
- Maladministration
- Serious and substantial waste of public money
- Government information contravention
- Local government pecuniary interest contravention.

5. LEGISLATIVE OBLIGATIONS AND/OR RELEVANT STANDARDS:

5.1 Protected Disclosures Act 1994

6. CONTENT:

6.1 Organisational Commitment

6.1.1 Council will not tolerate any form of wrongdoing. It will support staff who report wrongdoing because they are helping to promote integrity, accountability and good management within Palerang Council.

6.1.2 Through this policy, Council is creating an organisational climate of trust, where staff feel comfortable and confident about reporting wrongdoing.

6.1.3 Council will protect public officials who make disclosures from any adverse action motivated by their report. Their identity will be kept confidential wherever possible and appropriate.

6.1.4 Council will deal with reports thoroughly and impartially, and will take appropriate action to rectify any wrongdoing.

6.1.5 Public officials who make reports will be kept informed of the progress and outcome of the investigation.

6.1.6 Council encourages public officials to report wrongdoing within Council, but respects any decision to disclose wrongdoing outside the Council, provided that disclosure outside the Council is made in accordance with the provisions of the PID Act.

6.1.7 Council will ensure public officials at all levels understand the benefits of reporting wrongdoing, are familiar with this policy and are aware of the needs of those who report wrongdoing.

6.1.8 Adequate financial and human resources will be provided to:

- Encourage reports of wrongdoing
- Protect and support those who make such reports
- Investigate allegations
- Properly manage any workplace issues that the allegations identify or create
- Correct any problem that is identified.

6.1.9 The policy will be reviewed each year to ensure it is relevant and effective.

Note: Under the PID Act, the CEO/General Manager as the head of a public authority is responsible for ensuring that:

1. The public authority has an internal reporting policy
2. The staff of the public authority are aware of the contents of the policy and the protection under the PID Act for people who make public interest disclosures
3. The public authority complies with the policy and the authorities obligations under the PID Act, and
4. The policy delegates at least one staff member as being responsible for receiving public interest disclosures.

6.2 Roles and responsibilities of Council and staff

This policy will apply to:

6.2.1 Both council staff and councillors
6.2.2 Permanent employees, whether full-time or part-time
6.2.3 Temporary or casual employees

6.2.4 Consultants
6.2.5 Individual contractors working for the council.
6.2.6 Delegates who perform public official functions and whose conduct and activities could be investigated by an investigating authority. This can include volunteers and those contracted to work for the council.

6.2.7 Public officials are encouraged to report known and suspected wrongdoing within the council.
6.2.8 Public officials are reminded that this policy is just one of several relating to grievances and complaints – (See Section 1.3 of this Policy)
6.2.9 Staff are encouraged to support those who have made disclosures, as well as protect and maintain their confidentiality. They must not victimise or harass anyone who has made a disclosure.

6.3 What should be reported

You should report, if you honestly believe, on reasonable grounds that you have information that shows or tends to show wrongdoing within Council. Wrongdoing is defined as covering five categories of serious misconduct consisting of:

6.3.1 corrupt conduct

6.3.2 maladministration

6.3.3 serious and substantial waste of public money, and

6.3.4 government information contravention

6.3.5 local government pecuniary interest contravention

These types of misconduct will be dealt with under the PID Act as public interest disclosures and according to the provisions of this policy.

6.4 Corrupt conduct

Corrupt conduct is the dishonest or partial exercise of official functions by a public official. For example, this could include:

6.4.1 The improper use of knowledge, power or position for personal gain or the advantage of others

6.4.2 Acting dishonestly or unfairly, or breaching public trust

6.4.3 A member of the public influencing or trying to influence a public official to use their position in a way that is dishonest, biased or breaches public trust.

For more information about corrupt conduct, see the NSW Ombudsman's guideline on <u>what can be reported</u>.

6.5 Maladministration

Maladministration is conduct that involves action or inaction of a serious nature that is contrary to law, unreasonable, unjust, oppressive or improperly discriminatory or based wholly or partly on improper motives.

For example, this could include:

(1) Making a decision and/or taking action that is unlawful

(2) Refusing to grant someone a licence for reasons that are not related to the merits of their application.

For more information about maladministration, see the NSW Ombudsman's guideline on what can be reported.

6.6 Serious and substantial waste in local government

Serious and substantial waste is the uneconomical, inefficient or ineffective use of resources that could result in the loss or wastage of local government money. This includes all revenue, loans and other money collected, received or held by, for or on account of the council.

For example, this could include:

(1) Poor project management practices leading to projects significantly running over time and budget

(2) Having poor or no processes in place for a system involving large amounts of public funds.

For more information about serious and substantial waste, see the NSW Ombudsman's guideline on what can be reported.

6.7 Government information contravention

A government information contravention is a failure to properly fulfil functions under the *Government Information (Public Access) Act 2009* (GIPA Act).

For example, this could include:

(1) Destroying, concealing or altering records to prevent them from being released

(2) Knowingly making decisions that are contrary to the legislation

(3) Directing another person to make a decision that is contrary to the legislation.

For more information about government information contravention, see the NSW Ombudsman's guideline on what can be reported.

6.8 Local government pecuniary interest contravention

A local government pecuniary interest contravention is a failure to fulfil certain functions under the *Local Government Act 1993* relating to the management of pecuniary interests. These include obligations to lodge disclosure of interests returns, lodge written declarations and disclose pecuniary interests at Council and Council committee meetings. A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person.

For example, this could include:

(1) A senior council staff member recommending a family member for a council contract and not declaring the relationship

(2) A CEO/General Manager holding an undisclosed shareholding in a company competing for a council contract

For more information about government information contravention, see the NSW Ombudsman's guideline on what can be reported.

6.9 Other wrongdoing

Although reports about the previous five categories of conduct can attract the specific

protections of the PID Act, you should report all activities or incidents that you believe are wrong.

For example, these could include:

(1) Harassment or unlawful discrimination

(2) Reprisal action against a person who has reported wrongdoing

(3) Practices that endanger the health or safety of staff or the public. These types of issues should be reported to a supervisor, in line with the following QPRC policies, directives and business processes.

- QPRC Code of Conduct
- QPRC Complaint Management Policy
- Respectful Workplace Behaviours Directive
- Grievance Process
- Resolution of Fomal Employee Complaints and Allegations of Behavioural Misconduct

Even if these reports are not dealt with as public interest disclosures, Palerang Council will consider each matter and make every attempt to protect the staff member making the report from any form of reprisal.

6.10 When will a report be protected?

Council will support any public official who reports wrongdoing. For a report to be considered a public interest disclosure, it has to meet all of the requirements under the PID Act. These requirements are:

6.10.1 The person making the disclosure must honestly believe on reasonable grounds that the information shows or tends to show wrongdoing. For example, this may include direct observation of the wrongdoing; corroborative observation by others, and/or evidence such as unbalanced accounts, missing items of value or contradictory records.

6.10.2 The report has to be made to one or more of the following:

- a position nominated in this policy – see section 6.14
- the CEO/General Manager
- one of the investigating authorities nominated in the PID Act – see section 6.15.4

6.10.3 Reports by staff and councillors will not be considered to be public interest disclosures if they:

(1) mostly question the merits of government policy, including the policy of the governing body of the council

(2) are made with the sole or substantial motive of avoiding dismissal or other disciplinary action.

6.11 How to make a report

You can report wrongdoing in writing or verbally. You are encouraged to make a report in writing as this can help to avoid any confusion or misinterpretation.

6.11.1 If a report is made verbally, the person receiving the report must make a

comprehensive record of the disclosure and ask the person making the disclosure to sign this record. The staff member should keep a copy of this record.

6.11.2 If you are concerned about being seen making a report, ask to meet in a discreet location away from the workplace.

6.12 Can a report be anonymous?

6.12.1 There will be some situations where you may not want to identify yourself when you make a report. Although these reports will still be dealt with by Council, it is best if you identify yourself. This allows Council to provide you with any necessary protection and support, as well as feedback about the outcome of any investigation into the allegations.

6.12.2 It is important to realise that an anonymous disclosure may not prevent you from being identified. If we do not know who made the report, it is very difficult for us to prevent any reprisal action.

6.13 Maintaining confidentiality

6.13.1 Council realises many staff will want their report to remain confidential. This can help to prevent any action being taken against you for reporting wrongdoing.

6.13.2 We are committed to keeping your identity, and the fact you have reported wrongdoing, confidential. However there may be situations where this may not be possible or appropriate. We will discuss with you whether it is possible to keep your report confidential.

6.13.3 If confidentiality cannot be maintained, we will develop a plan to support and protect you from risks of reprisal. You will be involved in developing this plan. You will also be told if your report will be dealt with under the council's code of conduct, as this may mean certain information will have to be tabled at a council meeting.

6.13.4 If you report wrongdoing you should only discuss your report with those dealing with it. This will include the disclosures coordinator and the CEO/General Manager. If you discuss your report more broadly, you may affect the outcome of the investigation.

6.14 Who can receive a report within Queanbeyan-Palerang Regional Council?

6.14.1 You are encouraged to report general wrongdoing to your supervisor. However the PID Act requires that, for a report to be a public interest disclosure, it must be made to a public official in accordance with Council's disclosure procedures. For Council, this means this policy and any supporting procedures.

6.14.2 Any supervisor who receives a report that they believe may be a public interest disclosure must refer the staff member making the report to one of the positions listed below. The broader responsibilities of these positions will be outlined in the procedures supporting this policy.

6.14.3 If you are Council staff and your report involves a councillor, you should make it to the General Manager or the Mayor. If you are a Councillor and your report is about another Councillor, you should make it to the general manager or the Mayor.

6.14.4 The following positions are the only staff within the Palerang Council who can receive a public interest disclosure.

6.14.4.1 C E O / General Manager

You can report wrongdoing directly to the CEO/General Manager. The CEO/General Manager is responsible for:

(1) Deciding if a report is a public interest disclosure

(2) Determining what needs to be done next, including referring it to other authorities

(3) Deciding what needs to be done to correct the problem that has been identified.

The CEO/General Manager must make sure there are systems in place in the Council to support and protect staff who report wrongdoing. He/She is also responsible for referring actual or suspected corrupt conduct to the Independent Commission Against Corruption.

[email: peter.tegart@qprc.nsw.gov.au]

6.14.4.2 Mayor

If you are making a report about the CEO/General Manager, you should make your report to the Mayor. He/She is responsible for:

(1) Deciding if a report is a public interest disclosure

(2) Determining what needs to be done next, including referring to other authorities

(3) Deciding what needs to be done to correct the problem that has been identified.

The Mayor must make sure there are systems in place in the Council to support and protect staff who report wrongdoing.

If the report is about the CEO/General Manager, the Mayor is also responsible for referring actual or suspected corrupt conduct to the Independent Commission Against Corruption (ICAC).

[email: tim.overall@qprc.nsw.gov.au]

6.14.4.3 Disclosures Coordinator

The Disclosures Coordinator has a central role in dealing with reports made by staff. They receive them, assess them, and refer them to the people within Council who can deal with them appropriately. Council's Disclosures Coordinator is the Public Officer.

[email: bill.warne@qprc.nsw.gov.au]

6.15. Who can receive a report outside Queanbeyan-Palerang Regional Council

6.15.1 Public officials are encouraged to report wrongdoing within Council, but internal reporting is not your only option. If you follow the guidance below, your report can still be a public interest disclosure.

6.15.2 You can choose to make your report to an investigating authority. You can do this first, or at any stage after your initial report to Council. If your report is about the CEO/General Manager or the Mayor, you should consider making it to an investigating authority.

6.15.3 You can also choose to make a report to a Member of Parliament or a journalist, but only in limited circumstances.

6.15.4 Investigating authorities

The PID Act lists a number of investigating authorities in NSW that staff can report wrongdoing to and the categories of wrongdoing each authority can deal with.

In relation to Council, these authorities are:

(1) The Independent Commission Against Corruption (ICAC) — for corrupt conduct
(2) The NSW Ombudsman — for maladministration
(3) The Police Integrity Commission (PIC) — for police misconduct
(4) The PIC Inspector — for disclosures about the PIC or its staff
(5) The Office of Local Government, Department of Planning — for disclosures about local government agencies
(6) The ICAC Inspector — for disclosures about the ICAC or its staff
(7) The Information Commissioner — for disclosures about a government information contravention.

6.15.5 You should contact the relevant authority for advice about how to make a disclosure to them. Contact details for each investigating authority are provided at the end of this policy.(See Section 6.23)

6.15.6 You should be aware that it is very likely the investigating authority will discuss the case with Council. We will make every effort to assist and cooperate with the investigating authority to ensure the matter is dealt with appropriately and there is a satisfactory outcome. We will also provide appropriate support and assistance to staff who report wrongdoing to an investigating authority.

6.15.7 Members of Parliament or journalists

To have the protections of the PID Act, staff reporting wrongdoing to a Member of Parliament (MP) or a journalist must have already made substantially the same report to one of the following:

(1) The CEO/General Manager
(2) A person nominated in this policy
(3) An investigating authority in accordance with the PID Act.

6.15.8 Also, Council or the investigating authority that received the report must have either:

(1) Decided not to investigate the matter
(2) Decided to investigate the matter, but not completed the investigation within six months of the original report
(3) Investigated the matter but not recommended any action as a result
(4) Not told the person who made the report, within six months of the report being made, whether the matter will be investigated.

6.15.9 Most importantly, to be protected under the PID Act, if you report wrongdoing to an MP or a journalist you will need to be able to prove that you have reasonable grounds for believing that the disclosure is substantially true and that it is in fact substantially true.

6.15.10 If you report wrongdoing to a person or an organisation that is not listed above, you

will not be protected under the PID Act. This may mean you will be in breach of legal obligations or Council's Code of Conduct by, for example, disclosing confidential information.

6.15.11 For more information about reporting wrongdoing outside Council, contact the Disclosures Coordinator or the NSW Ombudsman's Public Interest Disclosures Unit. Their contact details are provided at the end of this policy.

6.16 Feedback to staff who report wrongdoing

6.16.1 Public officials who report wrongdoing will be told what is happening in response to their report.

6.16.2 When you make a report, you will be given:

(1) An acknowledgement that your disclosure has been received

(2) The timeframe for when you will receive further updates

(3) The name and contact details of the people who can tell you what is happening.

6.16.3 The PID Act requires that you are provided with an acknowledgement letter and a copy of this policy within 45 days after you have made your report. We will attempt to get this information to you within two working days from the date you make your report.

6.16.4 After a decision is made about how your report will be dealt with, you will be given:

(1) Information about the action that will be taken in response to your report

(2) Likely timeframes for any investigation

(3) Information about the resources available within Palerang Council to handle any concerns you may have

(4) Information about external agencies and services you can access for support.

This information will be given to you within 10 working days from the date you make your report.

6.16.5 During any investigation, you will be given:

(1) Information on the ongoing nature of the investigation

(2) Information about the progress of the investigation and reasons for any delay

(3) Advice if your identity needs to be disclosed for the purposes of investigating the matter, and an opportunity to talk about this.

6.16.6 At the end of any investigation, you will be given:

(1) Enough information to show that adequate and appropriate action was taken and/or is proposed to be taken in response to your disclosure and any problem that was identified

(2) Advice about whether you will be involved as a witness in any further matters, such as disciplinary or criminal proceedings.

6.17. Protection against reprisals

6.17.1 The PID Act provides protection for people reporting wrongdoing by imposing penalties on anyone who takes detrimental action substantially in reprisal for them making the public interest disclosure.

6.17.2 Council will not tolerate any reprisal action against staff who report wrongdoing. The criminal penalties that can be imposed include imprisonment or fines. Detrimental action is also misconduct that justifies disciplinary action. People who take detrimental action against someone who has made a disclosure can also be required to pay damages for any loss suffered by that person.

6.17.3 Detrimental action means action causing, comprising or involving any of the following:

(1) Injury, damage or loss
(2) Intimidation or harassment
(3) Discrimination, disadvantage or adverse treatment in relation to employment
(4) Dismissal from, or prejudice in, employment
(5) Disciplinary proceedings.

6.17.4 Responding to reprisals

Council will act to protect public officials who report wrongdoing from reprisals. When a report is received, we will ensure that a thorough risk assessment is conducted. This will identify any risks to the public official who reported the wrongdoing, as well as strategies to deal with those risks.

6.17.4.1 If you believe that detrimental action has been or is being taken against you or someone else who has reported wrongdoing in reprisal for making a report, you should tell your supervisor, the disclosures coordinator or the general manager immediately.

6.17.4.2 All supervisors must report any suspicions they have that reprisal action against a staff member is occurring, or any reports that are made to them, to the disclosures coordinator or the general manager.

6.17.4.3 If the disclosures coordinator becomes aware of reprisal action against a person who has made a disclosure, they will:

(1) Ensure a senior and experienced member of staff, who has not been involved in dealing with the initial disclosure, will investigate the suspected reprisal
(2) Give the results of that investigation to the CEO/General Manager for a decision
(3) Give the results of that investigation to the Mayor for a decision if the allegation of reprisal action is about the CEO/General Manager
(4) If it has been established that reprisal action is occurring against someone who has made a disclosure, take all steps possible to stop that activity and protect the public official who made the disclosure
(5) Take appropriate disciplinary or criminal action against anyone proven to have taken or threatened any action in reprisal for making a disclosure.

6.17.4.4 If you report reprisal action, you will be kept informed of the progress of any investigation and the outcome.

6.17.4.5 The CEO/General Manager may issue specific directions to help protect against reprisals. If the allegation of reprisal action is about the CEO/General Manager, the Mayor may issue similar directions. These may include:

(1) Issuing warnings to those alleged to have taken reprisal action against the member of staff who made the disclosure

(2) Relocating the member of staff who made the disclosure or the subject officer within the current workplace

(3) Transferring the member of staff who made the disclosure or the staff member who is the subject of the allegation to another position for which they are qualified

(4) Granting the member of staff who made the disclosure or the subject officer leave of absence during the investigation of the disclosure.

6.17.4.6 These directions will only be taken if the public offiical who made the disclosure agrees to it. The Disclosures Coordinator will make it clear to other staff that this action was taken in consultation with the staff member and with management support – and it is not a punishment.

6.17.4.7 If you have reported wrongdoing and feel that any reprisal action is not being dealt with effectively, you can contact the Ombudsman or the ICAC, depending on the type of wrongdoing you reported. Contact details for all these investigating authorities are included at the end of this policy.

6.17.5 Protection against legal action

If you make a disclosure in accordance with the PID Act, you will not be subject to any liability, and no action, claim or demand can be taken against you for making the disclosure. You will not have breached any confidentiality or secrecy obligations and you will have the defence of absolute privilege in defamation.

6.18. Support for those reporting wrongdoing

6.18.1 Council will make sure that staff who have reported wrongdoing, regardless of whether they have made a public interest disclosure, are provided with access to any professional support they may need as a result of the reporting process – such as stress management, counselling services, legal or career advice.

6.18.2 We also have staff who will support those who report wrongdoing. They are responsible for initiating and coordinating support, particularly to those who are suffering any form of reprisal. These support officers are the Disclosures Coordinator and Human Resources staff.

6.18.3 All supervisors must notify the Disclosures Coordinator if they believe a staff member is suffering any detrimental action as a result of disclosing wrongdoing.

6.19. Sanctions for making false or misleading disclosures

It is important that public officials are aware that it is a criminal offence under the PID Act to wilfully

make a false or misleading statement when reporting wrongdoing.

6.20. Support for the subject of a report

Council is committed to ensuring staff who are the subject of a report of wrongdoing are treated fairly and reasonably. If you are the subject of a report, you will be:

(1) Treated fairly and impartially

(2) Told your rights and obligations under our policies and procedures

(3) Kept informed during any investigation

(4) Given the opportunity to respond to any allegation made against you

(5) Told the result of any investigation.

6.21. Review

This policy will be reviewed by Council every 12 months. For any advice or guidance about this review the NSW Ombudsman's Public Interest Disclosures Unit may be contacted.

6.22. More information

More information around public interest disclosures is available on Council's intranet. Staff can also access advice and guidance from Council's Disclosures Coordinator and the NSW Ombudsman's website at www.ombo.nsw.gov.au.

6.23 Resources

The contact details for external investigating authorities that staff can make a public interest disclosure to or seek advice from are listed below.

For disclosures about corrupt conduct:
Independent Commission Against Corruption (ICAC)
Phone: 02 8281 5999
Toll free: 1800 463 909
Tel. typewriter (TTY): 02 8281 5773
Facsimile: 02 9264 5364
Email: icac@icac.nsw.gov.au
Web: www.icac.nsw.gov.au
Address: Level 21, 133 Castlereagh Street, Sydney NSW 2000

For disclosures about maladministration:
NSW Ombudsman
Phone: 02 9286 1000
Toll free (outside Sydney metro): 1800 451 524
Tel. typewriter (TTY): 02 9264 8050
Facsimile: 02 9283 2911
Email: nswombo@ombo.nsw.gov.au
Web: www.ombo.nsw.gov.au
Address: Level 24, 580 George Street, Sydney NSW 2000

For disclosures about serious and substantial waste:
Auditor-General of the NSW Audit Office
Phone: 02 9275 7100
Facsimile: 02 9275 7200
Email: mail@audit.nsw.gov.au
Web: www.audit.nsw.gov.au
Address: Level 15, 1 Margaret Street, Sydney NSW 2000

For disclosures about serious and substantial waste in local government agencies:
Division of Local Government in the Department of Premier and Cabinet
Phone: 02 4428 4100
Tel. typewriter (TTY): 02 4428 4209
Facsimile: 02 4428 4199
Email: dlg@dlg.nsw.gov.au
Web: www.dlg.nsw.gov.au
Address: 5 O'Keefe Avenue, Nowra, NSW 2541

For disclosures about breaches of the GIPA Act:
Information Commissioner
Toll free: 1800 463 626
Facsimile: 02 8114 3756
Email: oicinfo@oic.nsw.gov.au
Web: www.oic.nsw.gov.au
Address: Level 11, 1 Castlereagh Street,
Sydney NSW 2000

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.13 INVESTMENT REPORT - JUNE 2019

ATTACHMENT 1 JUNE 2019 - BUDGETED INTEREST ALLOCATION BY ENTITY

Attachment 1
Ordinary Meeting of Council: 24 July 2019
Investment Report – June 2019

2018/19 Budgeted Interest Allocation by Entity					
Entity	**Original Budget**	**Quarter 1 Budget**	**Quarter 2 Budget**	**Quarter 3 Budget**	**Qtr 2 to Qtr 3 Movement**
General	1,291,540	1,291,540	1,291,540	2,391,540	1,100,000
Developer Contributions	636,357	636,357	636,357	636,357	0
Water	537,641	537,641	537,641	537,641	0
Sewer	1,804,408	1,804,408	1,804,408	1,804,408	0
Domestic Waste Management	414,693	414,693	414,693	414,693	0
Business Waste Management	102,669	102,669	102,669	102,669	0
Stormwater Management	12,497	12,497	12,497	12,497	0
Total	**4,799,805**	**4,799,805**	**4,799,805**	**5,899,805**	**1,100,000**

QUEANBEYAN-PALERANG REGIONAL COUNCIL

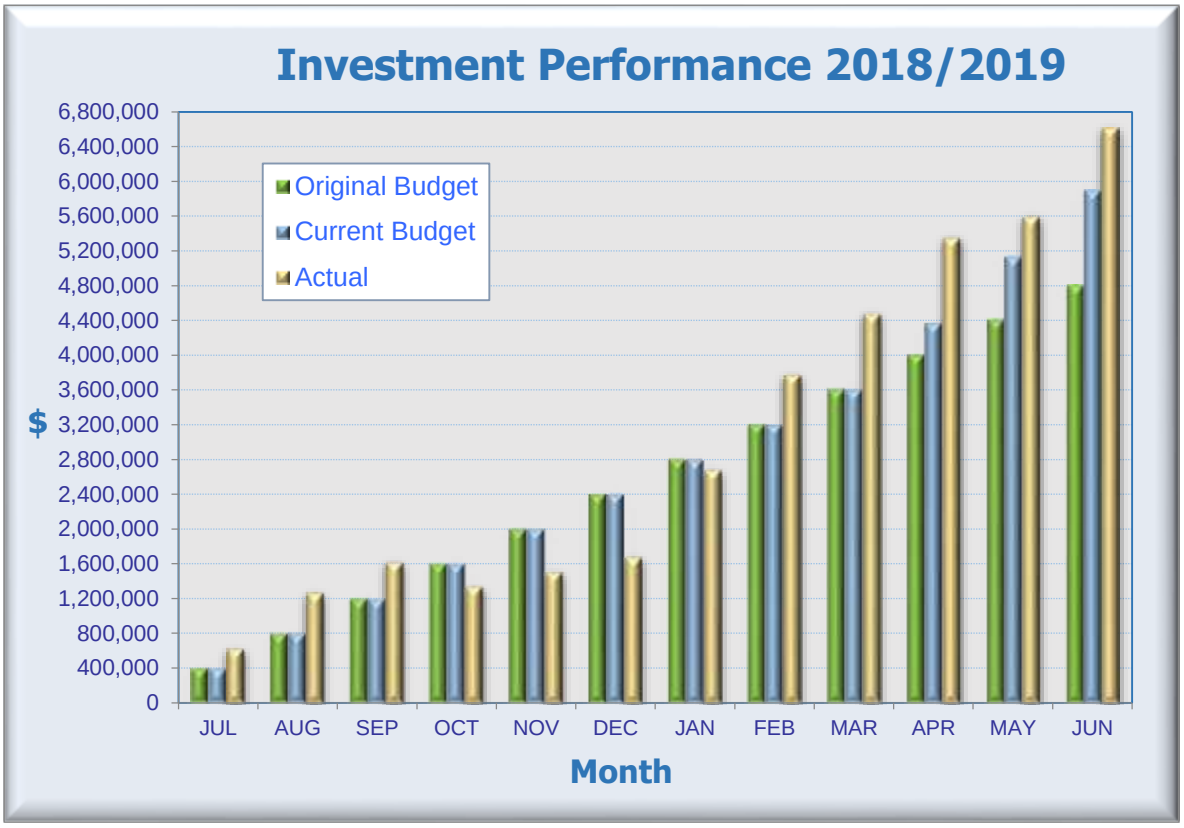
Council Meeting Attachment

24 JULY 2019

ITEM 9.13 INVESTMENT REPORT - JUNE 2019

ATTACHMENT 2 JUNE 2019 - BUDGET VS ACTUAL GRAPH

Attachment 2
Ordinary Meeting of Council: 24 July 2019
Investment Report – June 2019



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.13 INVESTMENT REPORT - JUNE 2019

ATTACHMENT 3 JUNE 2019 - INVESTMENT REPORT PACK

QPRC

Investment Report Pack

Queanbeyan-Palerang Regional Council

1 June 2019 to 30 June 2019

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Latest Deal Code	Latest Deal Settlement Date	Issuer	ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Yield	Coupon Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
Queanbeyan-Palerang Regional Council												
LC73898	28 Jun 2019	National Australia Bank Ltd		1 Jul 2019		1.25	Nil	At Call	S&P AA-	4,529,493.94	4,529,493.94	4,529,493.94
LC73895	28 Jun 2019	National Australia Bank Ltd		1 Jul 2019		1.25	Nil	At Call	S&P AA-	1,218,708.23	1,218,708.23	1,218,708.23
LC73891	18 Jun 2019	ANZ Banking Group Ltd		1 Jul 2019		1.80	Nil	At Call	S&P AA-	344,013.05	344,013.05	344,013.05
LC74395	3 Jun 2019	Bendigo & Adelaide Bank Ltd		1 Jul 2019		1.25	Nil	At Call	Moodys A3	16,992.61	16,992.61	16,992.61
LC74394	3 Jun 2019	AMP Bank Ltd		1 Jul 2019		2.05	Nil	At Call	S&P A-	852,438.24	852,438.24	852,438.24
LC73893	28 Jun 2019	National Australia Bank Ltd		1 Jul 2019		1.55	Nil	At Call	S&P AA-	5,001,011.64	5,001,011.64	5,001,011.64
LC71763	30 Apr 2019	Westpac Banking Corporation Ltd		1 Jul 2019		1.50	Nil	At Call	S&P AA-	59,223.99	59,223.99	59,223.99
LC71611	30 Apr 2019	Bendigo & Adelaide Bank Ltd		1 Jul 2019		1.50	Nil	At Call	Moodys A3	514,337.14	514,337.14	514,337.14
LC67744	6 Feb 2019	Suncorp Bank		3 Jul 2019	3 Jul 2019	2.75	Maturity	TD	S&P ST A1	5,000,000.00	5,000,000.00	5,054,246.60
LC74388	15 Jan 2019	Suncorp Bank		15 Jul 2019	15 Jul 2019	2.80	Maturity	TD	S&P ST A1	10,000,000.00	10,000,000.00	10,127,342.50
LC64454	18 Jul 2016	Members Equity Bank Ltd	AU3FN0032041	18 Jul 2019	18 Jul 2019	3.14	Quarterly	FRN	S&P BBB	3,000,000.00	3,000,000.00	3,020,790.00
LC67743	6 Feb 2019	National Australia Bank Ltd		7 Aug 2019	7 Aug 2019	2.75	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,054,246.60
LC68952	28 Feb 2019	Macquarie Bank		21 Aug 2019	21 Aug 2019	2.75	Maturity	TD	S&P ST A1	2,000,000.00	2,000,000.00	2,018,383.56
LC64023	6 Sep 2017	AMP Bank Ltd		4 Sep 2019	4 Sep 2019	2.55	Annual	TD	S&P A-	5,000,000.00	5,000,000.00	5,104,445.20
LC64469	17 Sep 2014	Bendigo & Adelaide Bank Ltd	AU3FN0024824	17 Sep 2019	17 Sep 2019	2.23	Quarterly	FRN	Fitch A-	1,000,000.00	1,000,000.00	1,002,020.00
LC73828	25 Jun 2019	Suncorp Bank		25 Sep 2019	25 Sep 2019	2.02	Maturity	TD	S&P ST A1	8,000,000.00	8,000,000.00	8,002,213.68
LC66912	15 Jan 2019	Members Equity Bank Ltd		9 Oct 2019	9 Oct 2019	2.80	Maturity	TD	S&P ST A2	2,000,000.00	2,000,000.00	2,025,468.50
LC72576	23 May 2019	Suncorp Bank		23 Oct 2019	23 Oct 2019	2.35	Maturity	TD	S&P ST A1	2,000,000.00	2,000,000.00	2,004,893.16
LC64484	28 Oct 2016	Teachers Mutual Bank Ltd	AU3FN0033171	28 Oct 2019	29 Jul 2019	2.96	Quarterly	FRN	S&P BBB	1,500,000.00	1,500,000.00	1,511,235.00
LC72505	15 May 2019	National Australia Bank Ltd		13 Nov 2019	13 Nov 2019	2.35	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,014,808.20
LC73823	26 Jun 2019	National Australia Bank Ltd		20 Nov 2019	20 Nov 2019	2.00	Maturity	TD	S&P ST A1+	3,000,000.00	3,000,000.00	3,000,657.54
LC73824	26 Jun 2019	Bank of Queensland Ltd		27 Nov 2019	27 Nov 2019	2.10	Maturity	TD	Moodys ST P-2	3,000,000.00	3,000,000.00	3,000,690.42
LC73825	14 Jun 2019	National Australia Bank Ltd		11 Dec 2019	11 Dec 2019	2.09	Maturity	TD	S&P ST A1+	3,000,000.00	3,000,000.00	3,002,748.48
LC64035	24 Dec 2014	Rabobank Australia Ltd		11 Dec 2019	11 Dec 2019	4.05	Annual	TD	Moodys Aa3	2,000,000.00	2,000,000.00	2,044,605.48
LC64036	23 Dec 2014	Rabobank Australia Ltd		18 Dec 2019	18 Dec 2019	4.05	Annual	TD	Moodys Aa3	2,000,000.00	2,000,000.00	2,043,052.06
LC66913	15 Jan 2019	National Australia Bank Ltd		15 Jan 2020	15 Jan 2020	2.76	Maturity	TD	S&P ST A1+	8,400,000.00	8,400,000.00	8,505,439.57
LC64477	21 Nov 2016	Bendigo & Adelaide Bank Ltd	AU3FN0033486	21 Feb 2020	21 Aug 2019	2.66	Quarterly	FRN	Fitch A-	2,000,000.00	2,000,000.00	2,014,300.00
LC65327	24 Feb 2017	Greater Bank Ltd	AU3FN0034492	24 Feb 2020	26 Aug 2019	2.89	Quarterly	FloatTCD	S&P BBB	1,000,000.00	1,000,000.00	1,006,260.00
LC64476	3 Mar 2015	Macquarie Bank	AU3FN0026605	3 Mar 2020	3 Sep 2019	2.50	Quarterly	FRN	S&P A	1,000,000.00	1,000,000.00	1,006,890.00
LC73545	20 Jun 2019	Auswide Bank Limited		11 Mar 2020	11 Mar 2020	2.25	Maturity	TD	Moodys ST P-2	8,000,000.00	8,000,000.00	8,004,931.52
LC64025	15 Mar 2017	Bank of Queensland Ltd		18 Mar 2020	18 Mar 2020	3.20	Annual	TD	Moodys A3	1,000,000.00	1,000,000.00	1,009,117.81
LC64468	20 Mar 2017	Credit Union Australia Ltd	AU3FN0034963	20 Mar 2020	20 Sep 2019	2.54	Quarterly	FRN	S&P BBB	2,000,000.00	2,000,000.00	2,012,340.00

QPRC

Investment Report Pack
Queanbeyan-Palerang Regional Council
1 June 2019 to 30 June 2019

Latest Deal Code	Latest Deal Settlement Date	Issuer	ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Yield	Coupon Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
LC64461	25 Jul 2016	Newcastle Permanent Building Society Ltd	AU3FN0026969	7 Apr 2020	8 Jul 2019	3.07	Quarterly	FRN	S&P BBB	3,000,000.00	3,000,000.00	3,037,800.00
LC67928	15 Jan 2019	Members Banking Group Limited t/as RACQ Bank		15 Apr 2020	15 Jan 2020	2.85	Semi Annual	TD	S&P BBB+	2,000,000.00	2,000,000.00	2,025,923.28
LC64832	8 Jun 2017	Westpac Banking Corporation Ltd		3 Jun 2020	3 Sep 2019	2.77	Quarterly	TD	S&P AA-	3,000,000.00	3,000,000.00	3,006,147.12
LC67929	15 Jan 2019	Members Banking Group Limited t/as RACQ Bank		15 Jul 2020	15 Jan 2020	2.85	Semi Annual	TD	S&P BBB+	2,000,000.00	2,000,000.00	2,025,923.28
LC64479	18 Aug 2015	Bendigo & Adelaide Bank Ltd	AU3FN0028361	18 Aug 2020	19 Aug 2019	2.65	Quarterly	FRN	Fitch A-	2,000,000.00	2,000,000.00	2,018,760.00
LC65325	20 Oct 2015	Suncorp Bank	AU3FN0029195	20 Oct 2020	22 Jul 2019	2.94	Quarterly	FRN	S&P A+	2,000,000.00	2,000,000.00	2,031,420.00
LC64485	26 Oct 2016	Bank of Queensland Ltd	AU3FN0033023	26 Oct 2020	26 Jul 2019	2.73	Quarterly	FRN	Fitch A-	2,000,000.00	2,000,000.00	2,022,960.00
LC64834	6 Dec 2017	Westpac Banking Corporation Ltd		9 Dec 2020	9 Sep 2019	2.90	Quarterly	TD	S&P AA-	3,000,000.00	3,000,000.00	3,004,767.12
LC64455	18 Jan 2016	Commonwealth Bank of Australia Ltd	AU3FN0029906	18 Jan 2021	18 Jul 2019	2.84	Quarterly	FRN	S&P AA-	2,000,000.00	2,000,000.00	2,034,440.00
LC69112	2 Feb 2017	Bank of Queensland Ltd		3 Feb 2021	3 Feb 2020	3.60	Annual	TD	Moodys A3	3,000,000.00	3,000,000.00	3,044,087.67
LC68974	27 Feb 2019	Defence Bank Ltd		24 Feb 2021	24 Feb 2021	3.00	Maturity	TD	S&P BBB	2,000,000.00	2,000,000.00	2,020,219.18
LC68972	26 Feb 2019	Newcastle Permanent Building Society Ltd	AU3FN0046769	26 Feb 2021	26 Aug 2019	2.53	Quarterly	FRN	S&P BBB	500,000.00	500,000.00	502,970.00
LC64028	8 Mar 2017	Bank of Queensland Ltd		3 Mar 2021	3 Mar 2020	3.60	Annual	TD	Moodys A3	4,000,000.00	4,000,000.00	4,046,947.96
LC64039	7 Mar 2016	Newcastle Permanent Building Society Ltd		3 Mar 2021	3 Sep 2019	3.70	Quarterly	TD	S&P BBB	1,000,000.00	1,000,000.00	1,002,736.99
LC65328	4 Mar 2016	Rabobank Nederland Australia Branch	AU3FN0030409	4 Mar 2021	4 Sep 2019	2.89	Quarterly	FRN	S&P A+	1,000,000.00	1,000,000.00	1,018,930.00
LC64474	9 Mar 2016	Credit Suisse Sydney	AU3FN0030458	9 Mar 2021	9 Sep 2019	3.32	Quarterly	FRN	S&P A	1,000,000.00	1,000,000.00	1,024,870.00
LC64466	29 Mar 2018	Heritage Bank Ltd	AU3FN0041646	29 Mar 2021	30 Sep 2019	2.43	Quarterly	FRN	Moodys Baa1	2,000,000.00	2,000,000.00	2,009,540.00
LC65329	20 Apr 2016	Bendigo & Adelaide Bank Ltd	AU3FN0030938	20 Apr 2021	22 Jul 2019	3.15	Quarterly	FRN	Fitch A-	1,000,000.00	1,000,000.00	1,019,290.00
LC64482	12 May 2016	National Australia Bank Ltd	AU3FN0031274	12 May 2021	12 Aug 2019	2.81	Quarterly	FRN	S&P AA-	5,000,000.00	5,000,000.00	5,083,400.00
LC64478	18 May 2016	Bank of Queensland Ltd	AU3FN0031290	18 May 2021	19 Aug 2019	3.03	Quarterly	FRN	Fitch A-	2,000,000.00	2,000,000.00	2,034,740.00
LC64472	3 Jun 2016	Westpac Banking Corporation Ltd	AU3FN0031530	3 Jun 2021	3 Sep 2019	2.57	Quarterly	FRN	S&P AA-	2,000,000.00	2,000,000.00	2,030,240.00
LC64471	10 Sep 2018	AMP Bank Ltd	AU3FN0044657	10 Sep 2021	10 Sep 2019	2.45	Quarterly	FRN	S&P A-	3,000,000.00	3,000,000.00	3,003,420.00
LC64456	17 Jan 2017	Commonwealth Bank of Australia Ltd	AU3FN0034005	17 Jan 2022	17 Jul 2019	2.79	Quarterly	FRN	S&P AA-	2,000,000.00	2,000,000.00	2,038,640.00
LC65330	3 Mar 2017	Rabobank Nederland Australia Branch	AU3FN0034690	3 Mar 2022	3 Sep 2019	2.48	Quarterly	FRN	S&P A+	1,000,000.00	1,000,000.00	1,013,920.00
LC69163	4 Mar 2019	Credit Union Australia Ltd	AU3FN0046793	4 Mar 2022	4 Sep 2019	2.62	Quarterly	FRN	Moodys Baa1	1,000,000.00	1,000,000.00	1,009,210.00
LC64465	30 Mar 2017	AMP Bank Ltd	AU3FN0035283	30 Mar 2022	30 Sep 2019	2.25	Quarterly	FRN	S&P A-	2,000,000.00	2,000,000.00	1,990,660.00
LC72731	23 May 2019	Members Banking Group Limited t/as RACQ Bank	AU3FN0048328	23 May 2022	23 Aug 2019	2.53	Quarterly	FRN	Moodys Baa1	800,000.00	800,000.00	803,296.00
LC64463	5 Jul 2017	National Australia Bank Ltd	AU3FN0036950	5 Jul 2022	5 Jul 2019	2.63	Quarterly	FRN	S&P AA-	5,000,000.00	5,000,000.00	5,070,950.00
LC64453	25 Jul 2017	Commonwealth Bank of Australia Ltd	AU3FN0037198	25 Jul 2022	25 Jul 2019	2.44	Quarterly	FRN	Moodys Aa3	2,000,000.00	2,000,000.00	2,024,060.00
LC64836	25 Oct 2017	Westpac Banking Corporation Ltd		25 Oct 2022	25 Jul 2019	2.96	Quarterly	FD	S&P AA-	2,000,000.00	2,000,000.00	2,010,542.46
LC65331	6 Dec 2017	Westpac Banking Corporation Ltd		7 Dec 2022	9 Sep 2019	2.89	Quarterly	FD	S&P AA-	3,000,000.00	3,000,000.00	3,005,463.30
LC64487	25 Jan 2018	Bendigo & Adelaide Bank Ltd	AU3FN0040523	25 Jan 2023	25 Jul 2019	2.61	Quarterly	FRN	Moodys A3	1,500,000.00	1,500,000.00	1,513,485.00
LC64483	6 Feb 2018	Newcastle Permanent Building Society Ltd	AU3FN0040606	6 Feb 2023	6 Aug 2019	2.95	Quarterly	FRN	S&P BBB	1,250,000.00	1,250,000.00	1,267,175.00
LC64480	16 Aug 2018	Commonwealth Bank of Australia Ltd	AU3FN0044046	16 Aug 2023	16 Aug 2019	2.56	Quarterly	FRN	S&P AA-	1,500,000.00	1,500,000.00	1,515,000.00

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Investment Report Pack
Queanbeyan-Palerang Regional Council
1 June 2019 to 30 June 2019

Latest Deal Code	Latest Deal Settlement Date	Issuer	ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Yield	Coupon Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
LC64467	26 Sep 2018	National Australia Bank Ltd	AU3FN0044996	26 Sep 2023	26 Sep 2019	2.11	Quarterly	FRN	S&P AA-	3,000,000.00	3,000,000.00	3,018,810.00
LC66741	11 Jan 2019	Commonwealth Bank of Australia Ltd	AU3FN0046561	11 Jan 2024	11 Jul 2019	2.82	Quarterly	FRN	S&P AA-	5,000,000.00	5,000,000.00	5,103,000.00
LC68973	26 Feb 2019	National Australia Bank Ltd	AU3FN0046777	26 Feb 2024	26 Aug 2019	2.47	Quarterly	FRN	S&P AA-	2,000,000.00	2,000,000.00	2,025,680.00
LC70822	17 Apr 2019	Westpac Banking Corporation Ltd		17 Apr 2024	17 Jul 2019	2.32	Monthly	FRD	S&P AA-	3,000,000.00	3,000,000.00	3,002,479.65
LC71168	29 Apr 2019	Westpac Banking Corporation Ltd		29 Apr 2024	1 Jul 2019	2.44	Monthly	FRD	S&P AA-	4,000,000.00	4,000,000.00	4,008,539.16
LC73401	19 Jun 2019	National Australia Bank Ltd	AU3FN0048724	19 Jun 2024	19 Sep 2019	2.18	Quarterly	FRN	S&P AA-	3,200,000.00	3,200,000.00	3,214,528.00
										190,186,218.84	190,186,218.84	191,812,315.89
Total										190,186,218.84	190,186,218.84	191,812,315.89

Coupon Rate is the full coupon rate at the next coupon date if that next coupon exists.

2. Interest and Distribution Income Received For 1 June 2019 to 30 June 2019

Security ISIN	Security	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional	Income Type	Trading Book
	AMP QPRC At Call	IEI97237	3 Jun 2019		1,301.19	Bank Interest	Queanbeyan-Palerang Regional Council
	BENAU At Call	IEI97239	3 Jun 2019		252.77	Bank Interest	Queanbeyan-Palerang Regional Council
AU3FN0026605	MACQ 1.1 03 Mar 2020 FRN	IEI95051	3 Jun 2019	1,000,000.00	7,431.83	Security Coupon Interest	Queanbeyan-Palerang Regional Council
	NPBS 3.7 03 Mar 2021 1822DAY TD	IEI95054	3 Jun 2019	1,000,000.00	9,326.03	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0034690	RABOBK 1.08 03 Mar 2022 FRN	IEI95053	3 Jun 2019	1,000,000.00	7,381.97	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0031530	Westpac 1.17 03 Jun 2021 FRN	IEI95052	3 Jun 2019	2,000,000.00	15,212.71	Security Coupon Interest	Queanbeyan-Palerang Regional Council
	Westpac 2.77 03 Jun 2020 1091DAY TD	IEI95055	3 Jun 2019	3,000,000.00	20,718.08	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0046793	CUA 1.23 04 Mar 2022 FRN	IEI95112	4 Jun 2019	1,000,000.00	7,841.17	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0030409	RABOBK 1.5 04 Mar 2021 FRN	IEI95111	4 Jun 2019	1,000,000.00	8,521.72	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0031605	GB 1.6 07 Jun 2019 FloatTCD	IEI95350	7 Jun 2019	2,000,000.00	17,442.19	Security Coupon Interest	Queanbeyan-Palerang Regional Council
	Westpac 2.89 07 Dec 2022 1827DAY FD	IEI95351	7 Jun 2019	3,000,000.00	21,853.15	Security Coupon Interest	Queanbeyan-Palerang Regional Council
	Westpac 2.9 09 Dec 2020 1099DAY TD	IEI95363	10 Jun 2019	3,000,000.00	21,690.41	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0044657	AMP 1.08 10 Sep 2021 FRN	IEI95490	11 Jun 2019	3,000,000.00	22,231.23	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0029781	AMP 1.1 11 Jun 2019 FRN	IEI95488	11 Jun 2019	750,000.00	5,595.62	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0030458	CredSuis 1.95 09 Mar 2021 FRN	IEI95489	11 Jun 2019	1,000,000.00	9,522.34	Security Coupon Interest	Queanbeyan-Palerang Regional Council
	MACQ 2.6 12 Jun 2019 83DAY TD	IEI91586	12 Jun 2019	3,000,000.00	17,736.99	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0024824	BENAU 0.93 17 Sep 2019 FRN	IEI95818	17 Jun 2019	1,000,000.00	6,893.56	Security Coupon Interest	Queanbeyan-Palerang Regional Council
	Westpac 1.01 17 Apr 2024 1827DAY FRD	IEI95819	17 Jun 2019	3,000,000.00	6,599.18	Security Coupon Interest	Queanbeyan-Palerang Regional Council
	ANZ At Call	IEI96820	18 Jun 2019		511.48	Bank Interest	Queanbeyan-Palerang Regional Council
	BENAU 2.75 19 Jun 2019 180DAY TD	IEI84914	19 Jun 2019	8,000,000.00	108,493.15	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0034963	CUA 1.3 20 Mar 2020 FRN	IEI95960	20 Jun 2019	2,000,000.00	15,728.22	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0044996	NAB 0.93 26 Sep 2023 FRN	IEI96625	26 Jun 2019	3,000,000.00	20,684.12	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0035283	AMP 1.05 30 Mar 2022 FRN	IEI96725	28 Jun 2019	2,000,000.00	14,063.86	Security Coupon Interest	Queanbeyan-Palerang Regional Council
AU3FN0041646	HBS 1.23 29 Mar 2021 FRN	IEI96726	28 Jun 2019	2,000,000.00	14,961.40	Security Coupon Interest	Queanbeyan-Palerang Regional Council
	NAB At Call	IEI96822	28 Jun 2019		6,110.20	Bank Interest	Queanbeyan-Palerang Regional Council
	NAB General At Call	IEI96824	28 Jun 2019		10,755.71	Bank Interest	Queanbeyan-Palerang Regional Council
	NAB General At Call	IEI96825	28 Jun 2019		3.04	Bank Interest	Queanbeyan-Palerang Regional Council
	NAB Links At Call	IEI96823	28 Jun 2019		1,050.50	Bank Interest	Queanbeyan-Palerang Regional Council
	NSWTC IM Cash Fund UT	IEI97265	30 Jun 2019		14,396.72	Distribution Received	Queanbeyan-Palerang Regional Council
	NSWTC Long Term Growth Fund UT	IEI97266	30 Jun 2019		606,944.06	Distribution Received	Queanbeyan-Palerang Regional Council
	NSWTC Medium Term Growth Fund UT	IEI97267	30 Jun 2019		223,302.77	Distribution Received	Queanbeyan-Palerang Regional Council
					1,244,557.37		

3. Transactions For Period 1 June 2019 to 30 June 2019

Security	Security ISIN	Deal Code	Acquisition/ Disposal	Transaction Date	Settlement Date	Face Value Original	Face Value Current	Bond Factor	Capital Price	Accrued Interest Price	Gross Price	Consideration Notional
AMP QPRC At Call		LC74394	Acquisition	3 Jun 2019	3 Jun 2019	1,301.19	1,301.19	1.00000000	100.000	0.000	100.000	**1,301.19**
BENAU At Call		LC74395	Acquisition	3 Jun 2019	3 Jun 2019	252.77	252.77	1.00000000	100.000	0.000	100.000	**252.77**
NAB 2.09 11 Dec 2019 180DAY TD		LC73825	Acquisition	14 Jun 2019	14 Jun 2019	3,000,000.00	3,000,000.00	1.00000000	100.000	0.000	100.000	**3,000,000.00**
ANZ At Call		LC73891	Acquisition	18 Jun 2019	18 Jun 2019	511.48	511.48	1.00000000	100.000	0.000	100.000	**511.48**
NAB 0.92 19 Jun 2024 FRN	AU3FN0048724	LC73401	Acquisition	12 Jun 2019	19 Jun 2019	3,200,000.00	3,200,000.00	1.00000000	100.000	0.000	100.000	**3,200,000.00**
Auswide 2.25 11 Mar 2020 265DAY TD		LC73545	Acquisition	20 Jun 2019	20 Jun 2019	8,000,000.00	8,000,000.00	1.00000000	100.000	0.000	100.000	**8,000,000.00**
SunBank 2.02 25 Sep 2019 92DAY TD		LC73828	Acquisition	25 Jun 2019	25 Jun 2019	8,000,000.00	8,000,000.00	1.00000000	100.000	0.000	100.000	**8,000,000.00**
NAB 2 20 Nov 2019 147DAY TD		LC73823	Acquisition	26 Jun 2019	26 Jun 2019	3,000,000.00	3,000,000.00	1.00000000	100.000	0.000	100.000	**3,000,000.00**
BOQ 2.1 27 Nov 2019 154DAY TD		LC73824	Acquisition	26 Jun 2019	26 Jun 2019	3,000,000.00	3,000,000.00	1.00000000	100.000	0.000	100.000	**3,000,000.00**
NAB At Call		LC73893	Acquisition	28 Jun 2019	28 Jun 2019	6,110.20	6,110.20	1.00000000	100.000	0.000	100.000	**6,110.20**
NAB Links At Call		LC73894	Acquisition	28 Jun 2019	28 Jun 2019	1,050.50	1,050.50	1.00000000	100.000	0.000	100.000	**1,050.50**
NAB Links At Call		LC73895	Acquisition	28 Jun 2019	28 Jun 2019	301,078.25	301,078.25	1.00000000	100.000	0.000	100.000	**301,078.25**
NAB General At Call		LC73896	Acquisition	28 Jun 2019	28 Jun 2019	10,755.71	10,755.71	1.00000000	100.000	0.000	100.000	**10,755.71**
NAB General At Call		LC73897	Acquisition	28 Jun 2019	28 Jun 2019	3.04	3.04	1.00000000	100.000	0.000	100.000	**3.04**
NAB General At Call		LC73898	Disposal	28 Jun 2019	28 Jun 2019	3,712,688.81	3,712,688.81	1.00000000	100.000	0.000	100.000	**($3,712,688.81)**
NSWTC IM Cash Fund UT		UDA12454	Acquisition	30 Jun 2019	30 Jun 2019	14,396.72	14,396.72				0.933	**14,396.72**
NSWTC Long Term Growth Fund UT		UDA12456	Acquisition	30 Jun 2019	30 Jun 2019	606,944.06	606,944.06				1.065	**606,944.06**
NSWTC Medium Term Growth Fund UT		UDA12457	Acquisition	30 Jun 2019	30 Jun 2019	223,302.77	223,302.77				1.006	**223,302.77**
												25,653,017.88

4. Interest Income Accrued As At 30 June 2019

Latest Deal Code	Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Rate	Coupon Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LC67744	SunBank 2.75 03 Jul 2019 147DAY TD	3 Jul 2019	6 Feb 2019		3 Jul 2019	144	2.7500		Maturity	**5,000,000.00**	**5,000,000.00**	5,000,000.00	5,054,246.60	54,246.58
LC74388	SunBank 2.8 15 Jul 2019 181DAY TD	15 Jul 2019	15 Jan 2019		15 Jul 2019	166	2.8000		Maturity	**10,000,000.00**	**10,000,000.00**	10,000,000.00	10,127,342.50	127,342.47
LC64454	ME Bank 1.45 18 Jul 2019 FRN	18 Jul 2019	18 Jul 2016	18 Apr 2019	18 Jul 2019	73	3.1369		Quarterly	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,020,790.00	18,821.40
LC67743	NAB 2.75 07 Aug 2019 182DAY TD	7 Aug 2019	6 Feb 2019		7 Aug 2019	144	2.7500		Maturity	**5,000,000.00**	**5,000,000.00**	5,000,000.00	5,054,246.60	54,246.58
LC68952	MACQ 2.75 21 Aug 2019 174DAY TD	21 Aug 2019	28 Feb 2019		21 Aug 2019	122	2.7500		Maturity	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,018,383.56	18,383.56
LC64023	AMP 2.55 04 Sep 2019 728DAY TD	4 Sep 2019	6 Sep 2017	4 Sep 2018	4 Sep 2019	299	2.5500		Annual	**5,000,000.00**	**5,000,000.00**	5,000,000.00	5,104,445.20	104,445.21
LC64469	BENAU 0.93 17 Sep 2019 FRN	17 Sep 2019	17 Sep 2014	17 Jun 2019	17 Sep 2019	13	2.2304		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,002,020.00	794.39
LC73828	SunBank 2.02 25 Sep 2019 92DAY TD	25 Sep 2019	25 Jun 2019		25 Sep 2019	5	2.0200		Maturity	**8,000,000.00**	**8,000,000.00**	8,000,000.00	8,002,213.68	2,213.70
LC66912	ME Bank 2.8 09 Oct 2019 267DAY TD	9 Oct 2019	15 Jan 2019		9 Oct 2019	166	2.8000		Maturity	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,025,468.50	25,468.49
LC72576	SunBank 2.35 23 Oct 2019 153DAY TD	23 Oct 2019	23 May 2019		23 Oct 2019	38	2.3500		Maturity	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,004,893.16	4,893.15
LC64484	TMB 1.4 28 Oct 2019 FRN	28 Oct 2019	28 Oct 2016	29 Apr 2019	29 Jul 2019	62	2.9600		Quarterly	**1,500,000.00**	**1,500,000.00**	1,500,000.00	1,511,235.00	7,541.92
LC72505	NAB 2.35 13 Nov 2019 182DAY TD	13 Nov 2019	15 May 2019		13 Nov 2019	46	2.3500		Maturity	**5,000,000.00**	**5,000,000.00**	5,000,000.00	5,014,808.20	14,808.22
LC73823	NAB 2 20 Nov 2019 147DAY TD	20 Nov 2019	26 Jun 2019		20 Nov 2019	4	2.0000		Maturity	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,000,657.54	657.53
LC73824	BOQ 2.1 27 Nov 2019 154DAY TD	27 Nov 2019	26 Jun 2019		27 Nov 2019	4	2.1000		Maturity	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,000,690.42	690.41
LC73825	NAB 2.09 11 Dec 2019 180DAY TD	11 Dec 2019	14 Jun 2019		11 Dec 2019	16	2.0900		Maturity	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,002,748.48	2,748.49
LC64035	RABO 4.05 11 Dec 2019 1813DAY TD	11 Dec 2019	24 Dec 2014	11 Dec 2018	11 Dec 2019	201	4.0500		Annual	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,044,605.48	44,605.48
LC64036	RABO 4.05 18 Dec 2019 1821DAY TD	18 Dec 2019	23 Dec 2014	18 Dec 2018	18 Dec 2019	194	4.0500		Annual	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,043,052.06	43,052.05
LC66913	NAB 2.76 15 Jan 2020 365DAY TD	15 Jan 2020	15 Jan 2019		15 Jan 2020	166	2.7600		Maturity	**8,400,000.00**	**8,400,000.00**	8,400,000.00	8,505,439.57	105,439.56
LC64477	BENAU 1.1 21 Feb 2020 FRN	21 Feb 2020	21 Nov 2016	21 May 2019	21 Aug 2019	40	2.6566		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,014,300.00	5,822.68
LC65327	GB 1.45 24 Feb 2020 FloatTCD	24 Feb 2020	24 Feb 2017	24 May 2019	26 Aug 2019	37	2.8928		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,006,260.00	2,932.43
LC64476	MACQ 1.1 03 Mar 2020 FRN	3 Mar 2020	3 Mar 2015	3 Jun 2019	3 Sep 2019	27	2.5000		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,006,890.00	1,849.32
LC73545	Auswide 2.25 11 Mar 2020 265DAY TD	11 Mar 2020	20 Jun 2019		11 Mar 2020	10	2.2500		Maturity	**8,000,000.00**	**8,000,000.00**	8,000,000.00	8,004,931.52	4,931.51
LC64025	BOQ 3.2 18 Mar 2020 1099DAY TD	18 Mar 2020	15 Mar 2017	18 Mar 2019	18 Mar 2020	104	3.2000		Annual	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,009,117.81	9,117.81
LC64468	CUA 1.3 20 Mar 2020 FRN	20 Mar 2020	20 Mar 2017	20 Jun 2019	20 Sep 2019	10	2.5450		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,012,340.00	1,394.52
LC64461	NPBS 1.35 07 Apr 2020 FRN	7 Apr 2020	7 Apr 2015	8 Apr 2019	8 Jul 2019	83	3.0734		Quarterly	**3,000,000.00**	**3,000,000.00**	2,003,240.00	3,037,800.00	20,966.48
LC67928	RACB 2.85 15 Apr 2020 456DAY TD	15 Apr 2020	15 Jan 2019		15 Jan 2020	166	2.8500		Semi Annual	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,025,923.28	25,923.29
LC64832	Westpac 2.77 03 Jun 2020 1091DAY TD	3 Jun 2020	8 Jun 2017	3 Jun 2019	3 Sep 2019	27	2.7700		Quarterly	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,006,147.12	6,147.12
LC67929	RACB 2.85 15 Jul 2020 547DAY TD	15 Jul 2020	15 Jan 2019		15 Jan 2020	166	2.8500		Semi Annual	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,025,923.28	25,923.29
LC64479	BENAU 1.1 18 Aug 2020 FRN	18 Aug 2020	18 Aug 2015	20 May 2019	19 Aug 2019	41	2.6500		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,018,760.00	5,953.42
LC65325	SunBank 1.25 20 Oct 2020 FRN	20 Oct 2020	20 Oct 2015	23 Apr 2019	22 Jul 2019	68	2.9362		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,031,420.00	10,940.36
LC64485	BOQ 1.17 26 Oct 2020 FRN	26 Oct 2020	26 Oct 2016	26 Apr 2019	26 Jul 2019	65	2.7278		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,022,960.00	9,715.45
LC64834	Westpac 2.9 09 Dec 2020 1099DAY TD	9 Dec 2020	6 Dec 2017	10 Jun 2019	9 Sep 2019	20	2.9000		Quarterly	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,004,767.12	4,767.12
LC64455	CBA 1.15 18 Jan 2021 FRN	18 Jan 2021	18 Jan 2016	18 Apr 2019	18 Jul 2019	73	2.8369		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,034,440.00	11,347.60

QPRC

Investment Report Pack
Queanbeyan-Palerang Regional Council
1 June 2019 to 30 June 2019

Latest Deal Code	Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Rate	Coupon Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LC69112	BOQ 3.6 03 Feb 2021 1462DAY TD	3 Feb 2021	2 Feb 2017	1 Feb 2019	3 Feb 2020	149	3.6000		Annual	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,044,087.67	44,087.67
LC68974	DFB 3 24 Feb 2021 728DAY TD	24 Feb 2021	27 Feb 2019		24 Feb 2021	123	3.0000		Maturity	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,020,219.18	20,219.18
LC68972	NPBS 1.1 26 Feb 2021 FRN	26 Feb 2021	26 Feb 2019	27 May 2019	26 Aug 2019	34	2.5342		Quarterly	**500,000.00**	**500,000.00**	500,000.00	502,970.00	1,180.31
LC64028	BOQ 3.6 03 Mar 2021 1456DAY TD	3 Mar 2021	8 Mar 2017	3 Mar 2019	3 Mar 2020	119	3.6000		Annual	**4,000,000.00**	**4,000,000.00**	4,000,000.00	4,046,947.96	46,947.95
LC64039	NPBS 3.7 03 Mar 2021 1822DAY TD	3 Mar 2021	7 Mar 2016	3 Jun 2019	3 Sep 2019	27	3.7000		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,002,736.99	2,736.99
LC65328	RABOBK 1.5 04 Mar 2021 FRN	4 Mar 2021	4 Mar 2016	4 Jun 2019	4 Sep 2019	26	2.8904		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,018,930.00	2,058.92
LC64474	CredSuis 1.95 09 Mar 2021 FRN	9 Mar 2021	9 Mar 2016	11 Jun 2019	9 Sep 2019	19	3.3163		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,024,870.00	1,726.29
LC64466	HBS 1.23 29 Mar 2021 FRN	29 Mar 2021	29 Mar 2018	28 Jun 2019	30 Sep 2019	2	2.4346		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,009,540.00	266.81
LC65329	BENAU 1.46 20 Apr 2021 FRN	20 Apr 2021	20 Apr 2016	23 Apr 2019	22 Jul 2019	68	3.1462		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,019,290.00	5,861.41
LC64482	NAB 1.17 12 May 2021 FRN	12 May 2021	12 May 2016	13 May 2019	12 Aug 2019	48	2.8100		Quarterly	**5,000,000.00**	**5,000,000.00**	5,000,000.00	5,083,400.00	18,476.71
LC64478	BOQ 1.48 18 May 2021 FRN	18 May 2021	18 May 2016	20 May 2019	19 Aug 2019	41	3.0300		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,034,740.00	6,807.12
LC64472	Westpac 1.17 03 Jun 2021 FRN	3 Jun 2021	3 Jun 2016	3 Jun 2019	3 Sep 2019	27	2.5700		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,030,240.00	3,802.19
LC64471	AMP 1.08 10 Sep 2021 FRN	10 Sep 2021	10 Sep 2018	11 Jun 2019	10 Sep 2019	19	2.4463		Quarterly	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,003,420.00	3,820.25
LC64456	CBA 1.11 17 Jan 2022 FRN	17 Jan 2022	17 Jan 2017	17 Apr 2019	17 Jul 2019	74	2.7923		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,038,640.00	11,322.20
LC65330	RABOBK 1.08 03 Mar 2022 FRN	3 Mar 2022	3 Mar 2017	3 Jun 2019	3 Sep 2019	27	2.4800		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,013,920.00	1,834.52
LC69163	CUA 1.23 04 Mar 2022 FRN	4 Mar 2022	4 Mar 2019	4 Jun 2019	4 Sep 2019	26	2.6204		Quarterly	**1,000,000.00**	**1,000,000.00**	1,000,000.00	1,009,210.00	1,866.59
LC64465	AMP 1.05 30 Mar 2022 FRN	30 Mar 2022	30 Mar 2017	28 Jun 2019	30 Sep 2019	2	2.2546		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	1,990,660.00	247.08
LC72731	RACB 1.05 23 May 2022 FRN	23 May 2022	23 May 2019		23 Aug 2019	38	2.5250		Quarterly	**800,000.00**	**800,000.00**	800,000.00	803,296.00	2,103.01
LC64463	NAB 0.9 05 Jul 2022 FRN	5 Jul 2022	5 Jul 2017	5 Apr 2019	5 Jul 2019	86	2.6299		Quarterly	**5,000,000.00**	**5,000,000.00**	5,000,000.00	5,070,950.00	30,982.38
LC64453	CBA 0.88 25 Jul 2022 FRN	25 Jul 2022	25 Jul 2017	26 Apr 2019	25 Jul 2019	65	2.4378		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,024,060.00	8,682.58
LC64836	Westpac 2.96 25 Oct 2022 1826DAY FD	25 Oct 2022	25 Oct 2017	26 Apr 2019	25 Jul 2019	65	2.9600		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,010,542.46	10,542.47
LC65331	Westpac 2.89 07 Dec 2022 1827DAY FD	7 Dec 2022	6 Dec 2017	7 Jun 2019	9 Sep 2019	23	2.8900		Quarterly	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,005,463.30	5,463.29
LC64487	BENAU 1.05 25 Jan 2023 FRN	25 Jan 2023	25 Jan 2018	26 Apr 2019	25 Jul 2019	65	2.6078		Quarterly	**1,500,000.00**	**1,500,000.00**	1,500,000.00	1,513,485.00	6,966.04
LC64483	NPBS 1.4 06 Feb 2023 FRN	6 Feb 2023	6 Feb 2018	6 May 2019	6 Aug 2019	55	2.9491		Quarterly	**1,250,000.00**	**1,250,000.00**	1,250,000.00	1,267,175.00	5,554.81
LC64480	CBA 0.93 16 Aug 2023 FRN	16 Aug 2023	16 Aug 2018	16 May 2019	16 Aug 2019	45	2.5550		Quarterly	**1,500,000.00**	**1,500,000.00**	1,500,000.00	1,515,000.00	4,725.00
LC64467	NAB 0.93 26 Sep 2023 FRN	26 Sep 2023	26 Sep 2018	26 Jun 2019	26 Sep 2019	4	2.1134		Quarterly	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,018,810.00	694.82
LC66741	CBA 1.13 11 Jan 2024 FRN	11 Jan 2024	11 Jan 2019	11 Apr 2019	11 Jul 2019	80	2.8237		Quarterly	**5,000,000.00**	**5,000,000.00**	5,004,600.00	5,103,000.00	30,944.66
LC68973	NAB 1.04 26 Feb 2024 FRN	26 Feb 2024	26 Feb 2019	27 May 2019	26 Aug 2019	34	2.4742		Quarterly	**2,000,000.00**	**2,000,000.00**	2,000,000.00	2,025,680.00	4,609.47
LC70822	Westpac 1.01 17 Apr 2024 1827DAY FRD	17 Apr 2024	17 Apr 2019	17 Jun 2019	17 Jul 2019	13	2.3207		Monthly	**3,000,000.00**	**3,000,000.00**	3,000,000.00	3,002,479.65	2,479.65
LC71168	Westpac 1 29 Apr 2024 1827DAY FRD	29 Apr 2024	29 Apr 2019	29 May 2019	1 Jul 2019	32	2.4350		Monthly	**4,000,000.00**	**4,000,000.00**	4,000,000.00	4,008,539.16	8,539.18
LC73401	NAB 0.92 19 Jun 2024 FRN	19 Jun 2024	19 Jun 2019		19 Sep 2019	11	2.1810		Quarterly	**3,200,000.00**	**3,200,000.00**	3,200,000.00	3,214,528.00	2,103.32
										177,650,000.00	**177,650,000.00**		179,276,097.05	1,075,784.46

Coupon Rate is the full coupon rate at the next coupon date if that next coupon exists. Accrued Interest is calculated as Current Face Value x Coupon Rate (Adjusted by Franking Credit Rate) x (Days Since Prior Coupon or Issue Date / 365). The accrued interest component of the Market Value does not consider the franking credit rate and is instead based upon market prices.

5. Portfolio Valuation As At 30 June 2019

	Fixed Interest Security	Security Rating	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
At Call Deposit												
	AMP QPRC At Call	S&P A-		852,438.24	1.00000000	852,438.24	100.000	0.000	**852,438.24**	0.44%	2.05%	
	ANZ At Call	S&P AA-		344,013.05	1.00000000	344,013.05	100.000	0.000	**344,013.05**	0.18%	1.80%	
	BENAU At Call	Moodys A3		16,992.61	1.00000000	16,992.61	100.000	0.000	**16,992.61**	0.01%	1.25%	
	BENAU transaction At Call	Moodys A3		514,337.14	1.00000000	514,337.14	100.000	0.000	**514,337.14**	0.27%	1.50%	
	NAB At Call	S&P AA-		5,001,011.64	1.00000000	5,001,011.64	100.000	0.000	**5,001,011.64**	2.61%	1.55%	
	NAB General At Call	S&P AA-		4,529,493.94	1.00000000	4,529,493.94	100.000	0.000	**4,529,493.94**	2.36%	1.25%	
	NAB Links At Call	S&P AA-		1,218,708.23	1.00000000	1,218,708.23	100.000	0.000	**1,218,708.23**	0.64%	1.25%	
	Westpac At Call	S&P AA-		59,223.99	1.00000000	59,223.99	100.000	0.000	**59,223.99**	0.03%	1.50%	
				12,536,218.84		12,536,218.84			**12,536,218.84**	6.54%		1.45%
Flexi Deposit (Fix/Float)												
	Westpac 2.96 25 Oct 2022 1826DAY FD	S&P AA-		2,000,000.00	1.00000000	2,000,000.00	100.000	0.527	**2,010,542.46**	1.05%	2.96%	
	Westpac 2.89 07 Dec 2022 1827DAY FD	S&P AA-		3,000,000.00	1.00000000	3,000,000.00	100.000	0.182	**3,005,463.30**	1.57%	2.89%	
				5,000,000.00		5,000,000.00			**5,016,005.76**	2.62%		2.92%
Floating Rate Deposit												
	Westpac 1.01 17 Apr 2024 1827DAY FRD	S&P AA-		3,000,000.00	1.00000000	3,000,000.00	100.000	0.083	**3,002,479.65**	1.57%	2.32%	
	Westpac 1 29 Apr 2024 1827DAY FRD	S&P AA-		4,000,000.00	1.00000000	4,000,000.00	100.000	0.213	**4,008,539.16**	2.09%	2.44%	
				7,000,000.00		7,000,000.00			**7,011,018.81**	3.66%		2.39%
Floating Rate Note												
	AMP 1.08 10 Sep 2021 FRN	S&P A-	AU3FN0044657	3,000,000.00	1.00000000	3,000,000.00	99.987	0.127	**3,003,420.00**	1.57%	2.45%	
	AMP 1.05 30 Mar 2022 FRN	S&P A-	AU3FN0035283	2,000,000.00	1.00000000	2,000,000.00	99.521	0.012	**1,990,660.00**	1.04%	2.25%	
	BOQ 1.17 26 Oct 2020 FRN	Fitch A-	AU3FN0033023	2,000,000.00	1.00000000	2,000,000.00	100.662	0.486	**2,022,960.00**	1.05%	2.73%	
	BOQ 1.48 18 May 2021 FRN	Fitch A-	AU3FN0031290	2,000,000.00	1.00000000	2,000,000.00	101.397	0.340	**2,034,740.00**	1.06%	3.03%	
	BENAU 0.93 17 Sep 2019 FRN	Fitch A-	AU3FN0024824	1,000,000.00	1.00000000	1,000,000.00	100.123	0.079	**1,002,020.00**	0.52%	2.23%	
	BENAU 1.1 21 Feb 2020 FRN	Fitch A-	AU3FN0033486	2,000,000.00	1.00000000	2,000,000.00	100.424	0.291	**2,014,300.00**	1.05%	2.66%	
	BENAU 1.1 18 Aug 2020 FRN	Fitch A-	AU3FN0028361	2,000,000.00	1.00000000	2,000,000.00	100.640	0.298	**2,018,760.00**	1.05%	2.65%	
	BENAU 1.46 20 Apr 2021 FRN	Fitch A-	AU3FN0030938	1,000,000.00	1.00000000	1,000,000.00	101.343	0.586	**1,019,290.00**	0.53%	3.15%	
	BENAU 1.05 25 Jan 2023 FRN	Moodys A3	AU3FN0040523	1,500,000.00	1.00000000	1,500,000.00	100.435	0.464	**1,513,485.00**	0.79%	2.61%	
	CBA 1.15 18 Jan 2021 FRN	S&P AA-	AU3FN0029906	2,000,000.00	1.00000000	2,000,000.00	101.155	0.567	**2,034,440.00**	1.06%	2.84%	
	CBA 1.11 17 Jan 2022 FRN	S&P AA-	AU3FN0034005	2,000,000.00	1.00000000	2,000,000.00	101.366	0.566	**2,038,640.00**	1.06%	2.79%	
	CBA 0.88 25 Jul 2022 FRN	Moodys Aa3	AU3FN0037198	2,000,000.00	1.00000000	2,000,000.00	100.769	0.434	**2,024,060.00**	1.06%	2.44%	
	CBA 0.93 16 Aug 2023 FRN	S&P AA-	AU3FN0044046	1,500,000.00	1.00000000	1,500,000.00	100.685	0.315	**1,515,000.00**	0.79%	2.56%	
	CBA 1.13 11 Jan 2024 FRN	S&P AA-	AU3FN0046561	5,000,000.00	1.00000000	5,000,000.00	101.441	0.619	**5,103,000.00**	2.66%	2.82%	

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	Fixed Interest Security	Security Rating	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
	CredSuis 1.95 09 Mar 2021 FRN	S&P A	AU3FN0030458	1,000,000.00	1.00000000	1,000,000.00	102.314	0.173	**1,024,870.00**	0.53%	3.32%	
	CUA 1.3 20 Mar 2020 FRN	S&P BBB	AU3FN0034963	2,000,000.00	1.00000000	2,000,000.00	100.547	0.070	**2,012,340.00**	1.05%	2.55%	
	CUA 1.23 04 Mar 2022 FRN	Moodys Baa1	AU3FN0046793	1,000,000.00	1.00000000	1,000,000.00	100.734	0.187	**1,009,210.00**	0.53%	2.62%	
	HBS 1.23 29 Mar 2021 FRN	Moodys Baa1	AU3FN0041646	2,000,000.00	1.00000000	2,000,000.00	100.464	0.013	**2,009,540.00**	1.05%	2.43%	
	MACQ 1.1 03 Mar 2020 FRN	S&P A	AU3FN0026605	1,000,000.00	1.00000000	1,000,000.00	100.504	0.185	**1,006,890.00**	0.52%	2.50%	
	RACB 1.05 23 May 2022 FRN	Moodys Baa1	AU3FN0048328	800,000.00	1.00000000	800,000.00	100.149	0.263	**803,296.00**	0.42%	2.53%	
	ME Bank 1.45 18 Jul 2019 FRN	S&P BBB	AU3FN0032041	3,000,000.00	1.00000000	3,000,000.00	100.066	0.627	**3,020,790.00**	1.57%	3.14%	
	NAB 1.17 12 May 2021 FRN	S&P AA-	AU3FN0031274	5,000,000.00	1.00000000	5,000,000.00	101.298	0.370	**5,083,400.00**	2.65%	2.81%	
	NAB 0.9 05 Jul 2022 FRN	S&P AA-	AU3FN0036950	5,000,000.00	1.00000000	5,000,000.00	100.799	0.620	**5,070,950.00**	2.64%	2.63%	
	NAB 0.93 26 Sep 2023 FRN	S&P AA-	AU3FN0044996	3,000,000.00	1.00000000	3,000,000.00	100.604	0.023	**3,018,810.00**	1.57%	2.11%	
	NAB 1.04 26 Feb 2024 FRN	S&P AA-	AU3FN0046777	2,000,000.00	1.00000000	2,000,000.00	101.054	0.230	**2,025,680.00**	1.06%	2.47%	
	NAB 0.92 19 Jun 2024 FRN	S&P AA-	AU3FN0048724	3,200,000.00	1.00000000	3,200,000.00	100.388	0.066	**3,214,528.00**	1.68%	2.18%	
	NPBS 1.35 07 Apr 2020 FRN	S&P BBB	AU3FN0026969	3,000,000.00	1.00000000	3,000,000.00	100.561	0.699	**3,037,800.00**	1.58%	3.07%	
	NPBS 1.1 26 Feb 2021 FRN	S&P BBB	AU3FN0046769	500,000.00	1.00000000	500,000.00	100.358	0.236	**502,970.00**	0.26%	2.53%	
	NPBS 1.4 06 Feb 2023 FRN	S&P BBB	AU3FN0040606	1,250,000.00	1.00000000	1,250,000.00	100.930	0.444	**1,267,175.00**	0.66%	2.95%	
	RABOBK 1.5 04 Mar 2021 FRN	S&P A+	AU3FN0030409	1,000,000.00	1.00000000	1,000,000.00	101.687	0.206	**1,018,930.00**	0.53%	2.89%	
	RABOBK 1.08 03 Mar 2022 FRN	S&P A+	AU3FN0034690	1,000,000.00	1.00000000	1,000,000.00	101.209	0.183	**1,013,920.00**	0.53%	2.48%	
	SunBank 1.25 20 Oct 2020 FRN	S&P A+	AU3FN0029195	2,000,000.00	1.00000000	2,000,000.00	101.024	0.547	**2,031,420.00**	1.06%	2.94%	
	TMB 1.4 28 Oct 2019 FRN	S&P BBB	AU3FN0033171	1,500,000.00	1.00000000	1,500,000.00	100.246	0.503	**1,511,235.00**	0.79%	2.96%	
	Westpac 1.17 03 Jun 2021 FRN	S&P AA-	AU3FN0031530	2,000,000.00	1.00000000	2,000,000.00	101.322	0.190	**2,030,240.00**	1.06%	2.57%	
				70,250,000.00		70,250,000.00			**71,048,769.00**	37.04%		2.67%
Floating Rate TCD												
	GB 1.45 24 Feb 2020 FloatTCD	S&P BBB	AU3FN0034492	1,000,000.00	1.00000000	1,000,000.00	100.333	0.293	**1,006,260.00**	0.52%	2.89%	
				1,000,000.00		1,000,000.00			**1,006,260.00**	0.52%		2.89%
Term Deposit												
	AMP 2.55 04 Sep 2019 728DAY TD	S&P ST A2		5,000,000.00	1.00000000	5,000,000.00	100.000	2.089	**5,104,445.20**	2.66%	2.55%	
	Auswide 2.25 11 Mar 2020 265DAY TD	Moodys ST P-2		8,000,000.00	1.00000000	8,000,000.00	100.000	0.062	**8,004,931.52**	4.17%	2.25%	
	BOQ 2.1 27 Nov 2019 154DAY TD	Moodys ST P-2		3,000,000.00	1.00000000	3,000,000.00	100.000	0.023	**3,000,690.42**	1.56%	2.10%	
	BOQ 3.2 18 Mar 2020 1099DAY TD	Moodys ST P-2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.912	**1,009,117.81**	0.53%	3.20%	
	BOQ 3.6 03 Feb 2021 1462DAY TD	Moodys A3		3,000,000.00	1.00000000	3,000,000.00	100.000	1.470	**3,044,087.67**	1.59%	3.60%	
	BOQ 3.6 03 Mar 2021 1456DAY TD	Moodys A3		4,000,000.00	1.00000000	4,000,000.00	100.000	1.174	**4,046,947.96**	2.11%	3.60%	
	DFB 3 24 Feb 2021 728DAY TD	S&P BBB		2,000,000.00	1.00000000	2,000,000.00	100.000	1.011	**2,020,219.18**	1.05%	3.00%	
	MACQ 2.75 21 Aug 2019 174DAY TD	S&P ST A1		2,000,000.00	1.00000000	2,000,000.00	100.000	0.919	**2,018,383.56**	1.05%	2.75%	
	RACB 2.85 15 Apr 2020 456DAY TD	S&P ST A2		2,000,000.00	1.00000000	2,000,000.00	100.000	1.296	**2,025,923.28**	1.06%	2.85%	
	RACB 2.85 15 Jul 2020 547DAY TD	S&P BBB+		2,000,000.00	1.00000000	2,000,000.00	100.000	1.296	**2,025,923.28**	1.06%	2.85%	
	ME Bank 2.8 09 Oct 2019 267DAY TD	S&P ST A2		2,000,000.00	1.00000000	2,000,000.00	100.000	1.273	**2,025,468.50**	1.06%	2.80%	

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	Fixed Interest Security	Security Rating	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
	NAB 2.75 07 Aug 2019 182DAY TD	S&P ST A1+		5,000,000.00	1.00000000	5,000,000.00	100.000	1.085	**5,054,246.60**	2.63%	2.75%	
	NAB 2.35 13 Nov 2019 182DAY TD	S&P ST A1+		5,000,000.00	1.00000000	5,000,000.00	100.000	0.296	**5,014,808.20**	2.61%	2.35%	
	NAB 2.20 Nov 2019 147DAY TD	S&P ST A1+		3,000,000.00	1.00000000	3,000,000.00	100.000	0.022	**3,000,657.54**	1.56%	2.00%	
	NAB 2.09 11 Dec 2019 180DAY TD	S&P ST A1+		3,000,000.00	1.00000000	3,000,000.00	100.000	0.092	**3,002,748.48**	1.57%	2.09%	
	NAB 2.76 15 Jan 2020 365DAY TD	S&P ST A1+		8,400,000.00	1.00000000	8,400,000.00	100.000	1.255	**8,505,439.57**	4.43%	2.76%	
	NPBS 3.7 03 Mar 2021 1822DAY TD	S&P BBB		1,000,000.00	1.00000000	1,000,000.00	100.000	0.274	**1,002,736.99**	0.52%	3.70%	
	RABO 4.05 11 Dec 2019 1813DAY TD	Moodys ST P-1		2,000,000.00	1.00000000	2,000,000.00	100.000	2.230	**2,044,605.48**	1.07%	4.05%	
	RABO 4.05 18 Dec 2019 1821DAY TD	Moodys ST P-1		2,000,000.00	1.00000000	2,000,000.00	100.000	2.153	**2,043,052.06**	1.07%	4.05%	
	SunBank 2.75 03 Jul 2019 147DAY TD	S&P ST A1		5,000,000.00	1.00000000	5,000,000.00	100.000	1.085	**5,054,246.60**	2.63%	2.75%	
	SunBank 2.8 15 Jul 2019 181DAY TD	S&P ST A1		10,000,000.00	1.00000000	10,000,000.00	100.000	1.273	**10,127,342.50**	5.28%	2.80%	
	SunBank 2.02 25 Sep 2019 92DAY TD	S&P ST A1		8,000,000.00	1.00000000	8,000,000.00	100.000	0.028	**8,002,213.68**	4.17%	2.02%	
	SunBank 2.35 23 Oct 2019 153DAY TD	S&P ST A1		2,000,000.00	1.00000000	2,000,000.00	100.000	0.245	**2,004,893.16**	1.05%	2.35%	
	Westpac 2.77 03 Jun 2020 1091DAY TD	S&P ST A1+		3,000,000.00	1.00000000	3,000,000.00	100.000	0.205	**3,006,147.12**	1.57%	2.77%	
	Westpac 2.9 09 Dec 2020 1099DAY TD	S&P AA-		3,000,000.00	1.00000000	3,000,000.00	100.000	0.159	**3,004,767.12**	1.57%	2.90%	
				94,400,000.00		94,400,000.00			**95,194,043.48**	49.63%		2.70%
FI Total				190,186,218.84		190,186,218.84			**191,812,315.89**	100.00%		2.60%

Unit Security Type	Unit Security	Unit Count	Unit Price Notional	Market Value	Acquisition Unit Price Weighted Avg
Unit Trust					
	NSWTC IM Cash Fund UT	7,597,119.2900	0.933130	7,089,099.92	0.93
	NSWTC Long Term Growth Fund UT	13,304,439.5400	1.062980	14,142,353.14	1.02
	NSWTC Medium Term Growth Fund UT	10,547,921.1600	1.004050	10,590,640.24	0.96
		31,449,479.9900		31,822,093.30	
Unit Security Type Total		31,449,479.9900		31,822,093.30	
FI Total				191,812,315.89	
Unit plus FI Total				**223,634,409.19**	
	Note: The Acquisition Unit Price Weighted Averages are based upon the Unit Count Not Yet Disposed for each security (refer to Section 11B for additional details).				

6. Portfolio Valuation By Categories As At 30 June 2019

Short Term Issuer/Security Rating Group	Market Value	% Total Value
N/R	24,732,993.38	11.06%
A2	21,170,576.73	9.47%
A1	31,294,737.04	13.99%
A1+	27,584,047.51	12.33%
Portfolio Total	104,782,354.66	46.85%

Market Value by Security Rating Group (Short Term)

Long Term Issuer/Security Rating Group	Market Value	% Total Value
BBB+ to BBB-	21,229,495.45	9.49%
A+ to A-	31,190,468.62	13.95%
AA+ to AA-	59,342,990.54	26.54%
AAA	7,089,099.92	3.17%
Portfolio Total	118,852,054.53	53.15%

Market Value by Security Rating Group (Long Term)

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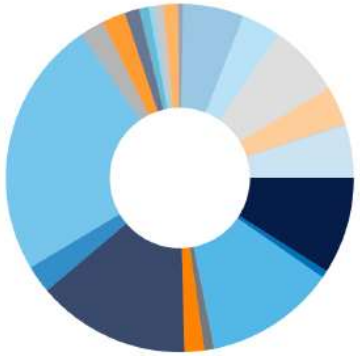
Issuer	Market Value	% Total Value
AMP Bank Ltd	10,950,963.44	4.90%
ANZ Banking Group Ltd	344,013.05	0.15%
Auswide Bank Limited	8,004,931.52	3.58%
Bank of Queensland Ltd	15,158,543.86	6.78%
Bendigo & Adelaide Bank Ltd	8,099,184.75	3.62%
Commonwealth Bank of Australia Ltd	12,715,140.00	5.69%
Credit Suisse Sydney	1,024,870.00	0.46%
Credit Union Australia Ltd	3,021,550.00	1.35%
Defence Bank Ltd	2,020,219.18	0.90%
Greater Bank Ltd	1,006,260.00	0.45%
Heritage Bank Ltd	2,009,540.00	0.90%
Macquarie Bank	3,025,273.56	1.35%
Members Banking Group Limited t/as RACQ Bank	4,855,142.56	2.17%
Members Equity Bank Ltd	5,046,258.50	2.26%
National Australia Bank Ltd	53,740,482.20	24.03%
Newcastle Permanent Building Society Ltd	5,810,681.99	2.60%
NSW Treasury Corporation	31,822,093.31	14.23%
Rabobank Australia Ltd	4,087,657.54	1.83%
Rabobank Nederland Australia Branch	2,032,850.00	0.91%
Suncorp Bank	27,220,115.94	12.17%
Teachers Mutual Bank Ltd	1,511,235.00	0.68%
Westpac Banking Corporation Ltd	20,127,402.80	9.00%
Portfolio Total	223,634,409.20	100.00%

Market Value by Issuer



- AMP Bank Ltd
- ANZ Banking Group Ltd
- Auswide Bank Limited
- Bank of Queensland Ltd
- Bendigo & Adelaide Bank Ltd
- Commonwealth Bank of Australia Ltd
- Credit Suisse Sydney
- Credit Union Australia Ltd
- Defence Bank Ltd
- Greater Bank Ltd
- Heritage Bank Ltd
- Macquarie Bank
- Members Banking Group Limited t/as RACQ Bank
- Members Equity Bank Ltd
- National Australia Bank Ltd
- Newcastle Permanent Building Society Ltd
- NSW Treasury Corporation
- Rabobank Australia Ltd
- Rabobank Nederland Australia Branch
- Suncorp Bank
- Teachers Mutual Bank Ltd
- Westpac Banking Corporation Ltd

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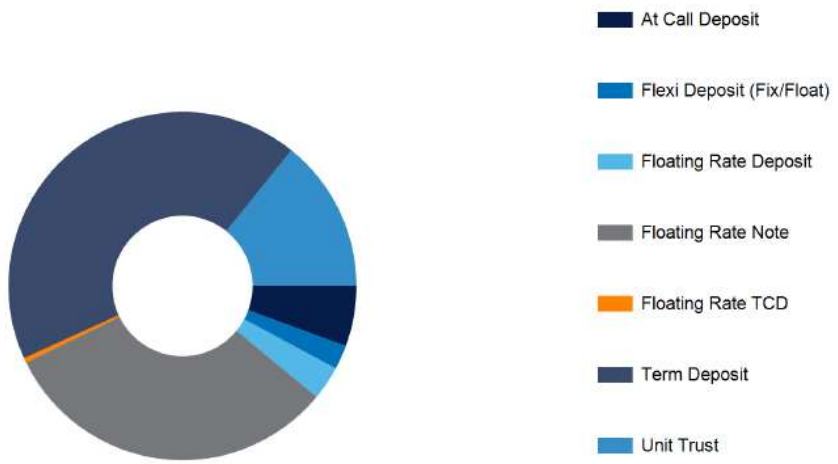
Security Type	Market Value	% Total Value
At Call Deposit	12,536,218.84	5.61%
Flexi Deposit (Fix/Float)	5,016,005.76	2.24%
Floating Rate Deposit	7,011,018.81	3.14%
Floating Rate Note	71,048,769.00	31.77%
Floating Rate TCD	1,006,260.00	0.45%
Term Deposit	95,194,043.48	42.57%
Unit Trust	31,822,093.31	14.23%
Portfolio Total	223,634,409.20	100.00%

Market Value by Security Type



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Term Remaining	Market Value	% Total Value
0 to < 1 Year	139,019,308.43	62.16%
1 to < 3 Years	47,835,388.20	21.39%
3 to < 5 Years	36,779,712.57	16.45%
Portfolio Total	223,634,409.20	100.00%

Note: Term Remaining is calculated using a weighted average life date (WAL) where appropriate and available otherwise the interim (initial) maturity date is used.

Market Value by Term Remaining

7. Performance Statistics For Period Ending 30 June 2019

Trading Book		1 Month	3 Month	12 Month	Since Inception
Queanbeyan-Palerang Regional Council					
	Portfolio Return (1)	0.49%	1.04%	3.45%	3.45%
	Performance Index (2)	0.13%	0.45%	1.97%	1.97%
	Excess Performance (3)	0.36%	0.59%	1.48%	1.48%

Notes

1 Portfolio performance is the rate of return of the portfolio over the specified period

2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)

3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

Trading Book	Weighted Average Running Yield
Queanbeyan-Palerang Regional Council	2.60

9. Realised Gains (Losses) - Fixed Interest Dealing For 1 June 2019 to 30 June 2019

No realised gains or losses from fixed interest dealing to report for entered period.

9b. Realised Gains (Losses) - Share Dealing For 1 June 2019 to 30 June 2019

No realised gains or losses from share dealing to report for entered period.

10. Realised Gains (Losses) - Principal Repayments For 1 June 2019 to 30 June 2019

No realised gains or losses from principal repayments to report for entered period.

Total Realised Gains (Losses)

Fixed Interest Dealing	Principal Repayments	Total	Notes (1) The Acquisition Gross Price includes any accrued interest included in the purchase price.
		0.00	

11. Unrealised FI Capital Gains (Losses) As At 30 June 2019

Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
AMP 1.05 30 Mar 2022 FRN														
	LC64465	30 Mar 2017	1.050000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	99.521000	99.521000	1,990,420.00	1,990,420.00	(9,580.00)
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			1,990,420.00	1,990,420.00	(9,580.00)
AMP 1.08 10 Sep 2021 FRN														
	LC64471	10 Sep 2018	1.080000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	100.000	3,000,000.00	99.987000	99.987000	2,999,610.00	2,999,610.00	(390.00)
					3,000,000.00		3,000,000.00	100.000	3,000,000.00			2,999,610.00	2,999,610.00	(390.00)
BENAU 0.93 17 Sep 2019 FRN														
	LC64469	17 Sep 2014	0.930000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	100.123000	100.123000	1,001,230.00	1,001,230.00	1,230.00
					1,000,000.00		1,000,000.00	100.000	1,000,000.00			1,001,230.00	1,001,230.00	1,230.00
BENAU 1.05 25 Jan 2023 FRN														
	LC64487	25 Jan 2018	1.050000	1,500,000.00	1,500,000.00	1.00000000	1,500,000.00	100.000	1,500,000.00	100.435000	100.435000	1,506,525.00	1,506,525.00	6,525.00
					1,500,000.00		1,500,000.00	100.000	1,500,000.00			1,506,525.00	1,506,525.00	6,525.00
BENAU 1.1 18 Aug 2020 FRN														
	LC64479	18 Aug 2015	1.100000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	100.640000	100.640000	2,012,800.00	2,012,800.00	12,800.00
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,012,800.00	2,012,800.00	12,800.00
BENAU 1.1 21 Feb 2020 FRN														
	LC64477	21 Nov 2016	1.100000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	100.424000	100.424000	2,008,480.00	2,008,480.00	8,480.00
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,008,480.00	2,008,480.00	8,480.00
BENAU 1.46 20 Apr 2021 FRN														
	LC65329	20 Apr 2016	1.460000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	101.343000	101.343000	1,013,430.00	1,013,430.00	13,430.00
					1,000,000.00		1,000,000.00	100.000	1,000,000.00			1,013,430.00	1,013,430.00	13,430.00
BOQ 1.17 26 Oct 2020 FRN														
	LC64485	26 Oct 2016	1.170000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	100.662000	100.662000	2,013,240.00	2,013,240.00	13,240.00
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,013,240.00	2,013,240.00	13,240.00
BOQ 1.48 18 May 2021 FRN														
	LC64478	18 May 2016	1.480000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	101.397000	101.397000	2,027,940.00	2,027,940.00	27,940.00
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,027,940.00	2,027,940.00	27,940.00
CBA 0.88 25 Jul 2022 FRN														
	LC64453	25 Jul 2017	0.880000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	100.769000	100.769000	2,015,380.00	2,015,380.00	15,380.00
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,015,380.00	2,015,380.00	15,380.00
CBA 0.93 16 Aug 2023 FRN														
	LC64480	16 Aug 2018	0.930000	1,500,000.00	1,500,000.00	1.00000000	1,500,000.00	100.000	1,500,000.00	100.685000	100.685000	1,510,275.00	1,510,275.00	10,275.00
					1,500,000.00		1,500,000.00	100.000	1,500,000.00			1,510,275.00	1,510,275.00	10,275.00

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Queanbeyan-Palerang Regional Council
1 June 2019 to 30 June 2019

Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
CBA 1.11 17 Jan 2022 FRN														
	LC64456	17 Jan 2017	1.110000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	101.366000	101.366000	2,027,320.00	2,027,320.00	**27,320.00**
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,027,320.00	2,027,320.00	**27,320.00**
CBA 1.13 11 Jan 2024 FRN														
	LC66741	9 Jan 2019	1.110100	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.092	5,004,600.00	101.441000	101.441000	5,072,050.00	5,072,050.00	**67,450.00**
					5,000,000.00		5,000,000.00	100.092	5,004,600.00			5,072,050.00	5,072,050.00	**67,450.00**
CBA 1.15 18 Jan 2021 FRN														
	LC64455	18 Jan 2016	1.150000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	101.155000	101.155000	2,023,100.00	2,023,100.00	**23,100.00**
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,023,100.00	2,023,100.00	**23,100.00**
CredSuis 1.95 09 Mar 2021 FRN														
	LC64474	9 Mar 2016	1.950000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	102.314000	102.314000	1,023,140.00	1,023,140.00	**23,140.00**
					1,000,000.00		1,000,000.00	100.000	1,000,000.00			1,023,140.00	1,023,140.00	**23,140.00**
CUA 1.23 04 Mar 2022 FRN														
	LC69163	4 Mar 2019	1.230000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	100.734000	100.734000	1,007,340.00	1,007,340.00	**7,340.00**
					1,000,000.00		1,000,000.00	100.000	1,000,000.00			1,007,340.00	1,007,340.00	**7,340.00**
CUA 1.3 20 Mar 2020 FRN														
	LC64468	20 Mar 2017	1.300000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	100.547000	100.547000	2,010,940.00	2,010,940.00	**10,940.00**
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,010,940.00	2,010,940.00	**10,940.00**
GB 1.45 24 Feb 2020 FloatTCD														
	LC65327	24 Feb 2017	1.450000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	100.333000	100.333000	1,003,330.00	1,003,330.00	**3,330.00**
					1,000,000.00		1,000,000.00	100.000	1,000,000.00			1,003,330.00	1,003,330.00	**3,330.00**
HBS 1.23 29 Mar 2021 FRN														
	LC64466	29 Mar 2018	1.230000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	100.464000	100.464000	2,009,280.00	2,009,280.00	**9,280.00**
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,009,280.00	2,009,280.00	**9,280.00**
MACQ 1.1 03 Mar 2020 FRN														
	LC64476	3 Mar 2015	1.100000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	100.504000	100.504000	1,005,040.00	1,005,040.00	**5,040.00**
					1,000,000.00		1,000,000.00	100.000	1,000,000.00			1,005,040.00	1,005,040.00	**5,040.00**
ME Bank 1.45 18 Jul 2019 FRN														
	LC64454	18 Jul 2016	1.450000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	100.000	3,000,000.00	100.066000	100.066000	3,001,980.00	3,001,980.00	**1,980.00**
					3,000,000.00		3,000,000.00	100.000	3,000,000.00			3,001,980.00	3,001,980.00	**1,980.00**
NAB 0.9 05 Jul 2022 FRN														
	LC64463	5 Jul 2017	0.900000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	100.799000	100.799000	5,039,950.00	5,039,950.00	**39,950.00**
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			5,039,950.00	5,039,950.00	**39,950.00**

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1 June 2019 to 30 June 2019

Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
NAB 0.92 19 Jun 2024 FRN														
	LC73401	12 Jun 2019	0.920000	3,200,000.00	3,200,000.00	1.00000000	3,200,000.00	100.000	3,200,000.00	100.388000	100.388000	3,212,416.00	3,212,416.00	**12,416.00**
					3,200,000.00		3,200,000.00	100.000	3,200,000.00			3,212,416.00	3,212,416.00	**12,416.00**
NAB 0.93 26 Sep 2023 FRN														
	LC64467	26 Sep 2018	0.930000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	100.000	3,000,000.00	100.604000	100.604000	3,018,120.00	3,018,120.00	**18,120.00**
					3,000,000.00		3,000,000.00	100.000	3,000,000.00			3,018,120.00	3,018,120.00	**18,120.00**
NAB 1.04 26 Feb 2024 FRN														
	LC68973	26 Feb 2019	1.040000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	101.054000	101.054000	2,021,080.00	2,021,080.00	**21,080.00**
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,021,080.00	2,021,080.00	**21,080.00**
NAB 1.17 12 May 2021 FRN														
	LC64482	12 May 2016	1.170000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	101.298000	101.298000	5,064,900.00	5,064,900.00	**64,900.00**
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			5,064,900.00	5,064,900.00	**64,900.00**
NPBS 1.1 26 Feb 2021 FRN														
	LC68972	26 Feb 2019	1.100000	500,000.00	500,000.00	1.00000000	500,000.00	100.000	500,000.00	100.358000	100.358000	501,790.00	501,790.00	**1,790.00**
					500,000.00		500,000.00	100.000	500,000.00			501,790.00	501,790.00	**1,790.00**
NPBS 1.35 07 Apr 2020 FRN														
	LC64462	7 Apr 2015	1.350000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	100.561000	100.561000	1,005,610.00	1,005,610.00	**5,610.00**
	LC64461	25 Jul 2016	1.350000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	99.999	1,999,980.00	100.561000	100.561000	2,011,220.00	2,011,220.00	**11,240.00**
					3,000,000.00		3,000,000.00	99.999	2,999,980.00			3,016,830.00	3,016,830.00	**16,850.00**
NPBS 1.4 06 Feb 2023 FRN														
	LC64483	6 Feb 2018	1.400000	1,250,000.00	1,250,000.00	1.00000000	1,250,000.00	100.000	1,250,000.00	100.930000	100.930000	1,261,625.00	1,261,625.00	**11,625.00**
					1,250,000.00		1,250,000.00	100.000	1,250,000.00			1,261,625.00	1,261,625.00	**11,625.00**
RABOBK 1.08 03 Mar 2022 FRN														
	LC65330	3 Mar 2017	1.080000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	101.209000	101.209000	1,012,090.00	1,012,090.00	**12,090.00**
					1,000,000.00		1,000,000.00	100.000	1,000,000.00			1,012,090.00	1,012,090.00	**12,090.00**
RABOBK 1.5 04 Mar 2021 FRN														
	LC65328	4 Mar 2016	1.500000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.000	1,000,000.00	101.687000	101.687000	1,016,870.00	1,016,870.00	**16,870.00**
					1,000,000.00		1,000,000.00	100.000	1,000,000.00			1,016,870.00	1,016,870.00	**16,870.00**
RACB 1.05 23 May 2022 FRN														
	LC72731	15 May 2019	1.050100	800,000.00	800,000.00	1.00000000	800,000.00	100.000	800,000.00	100.149000	100.149000	801,192.00	801,192.00	**1,192.00**
					800,000.00		800,000.00	100.000	800,000.00			801,192.00	801,192.00	**1,192.00**
SunBank 1.25 20 Oct 2020 FRN														
	LC65325	20 Oct 2015	1.250000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	101.024000	101.024000	2,020,480.00	2,020,480.00	**20,480.00**
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,020,480.00	2,020,480.00	**20,480.00**

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Queanbeyan-Palerang Regional Council
1 June 2019 to 30 June 2019

Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	**Unrealised Capital Gain (Loss)**
TMB 1.4 28 Oct 2019 FRN														
	LC64484	28 Oct 2016	1.400000	1,500,000.00	1,500,000.00	1.00000000	1,500,000.00	100.000	1,500,000.00	100.246000	100.246000	1,503,690.00	1,503,690.00	**3,690.00**
					1,500,000.00		1,500,000.00	100.000	1,500,000.00			1,503,690.00	1,503,690.00	**3,690.00**
Westpac 1.17 03 Jun 2021 FRN														
	LC64472	3 Jun 2016	1.170000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	101.322000	101.322000	2,026,440.00	2,026,440.00	**26,440.00**
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,026,440.00	2,026,440.00	**26,440.00**
														545,743.00

Note: The summary values for Acquisition Capital Price are the weighted average acquisition capital prices based upon the Balance Face Value Current for each security.

11b. Unrealised Unit/Share Capital Gains (Losses) As At 30 June 2019

Security	Acquisition Deal	Acquisition Date	Acquisition Price	Acquisition Unit/Share Count	Unit/Share Count Not Yet Disposed	Balance Unit/Share Holding	Unit/Share Price As At Period End	Unit/Share Price Change	Unrealised Capital Gain (Loss)
NSWTC IM Cash Fund UT									
	UDA12454	30 Jun 2019	0.933130	15,428.4200	15,428.4200			0.0000	**0.00**
	UDA12396	31 May 2019	0.933470	13,843.7200	13,843.7200			(0.0003)	**(4.71)**
	UDA12367	30 Apr 2019	0.933580	13,976.2500	13,976.2500			(0.0004)	**(6.29)**
	UDA12346	31 Mar 2019	0.933410	13,524.7300	13,524.7300			(0.0003)	**(3.79)**
	UDA12334	28 Feb 2019	0.933120	16,001.5600	16,001.5600			0.0000	**0.16**
	UDA12319	31 Jan 2019	0.932780	12,645.1800	12,645.1800			0.0003	**4.43**
	UDA12316	11 Jan 2019	0.933030	54,017,555.7100	7,511,699.4300			0.0001	**751.17**
			0.933032		7,597,119.2900	7,597,119.2900	0.9331		**740.97**
NSWTC Long Term Growth Fund UT									
	UDA12456	30 Jun 2019	1.065320	569,729.3400	569,729.3400			(0.0023)	**(1,333.17)**
	UDA12249	30 Jun 2018	1.019410	12,734,710.2000	12,734,710.2000			0.0436	**554,851.32**
			1.021376		13,304,439.5400	13,304,439.5400	1.0630		**553,518.15**
NSWTC Medium Term Growth Fund UT									
	UDA12457	30 Jun 2019	1.005560	222,068.0700	222,068.0700			(0.0015)	**(335.32)**
	UDA12250	30 Jun 2018	0.964100	10,325,853.0900	10,325,853.0900			0.0400	**412,517.83**
			0.964973		10,547,921.1600	10,547,921.1600	1.0041		**412,182.51**
									966,441.63

Note: The summary values for Acquisition Unit/Share Price are the weighted average acquisition prices based upon the Unit/Share Count Not Yet Disposed for each security.

12. Associated Cash Statement for Settlement Period 1 June 2019 to 30 June 2019 inclusive

No associated cash transactions to report for entered period.

13. Tax Summary For 1 June 2019 to 30 June 2019

Interest Income	1,244,557.37
Realised Gains (Losses) - Fixed Interest Dealing	0.00
Realised Gains (Losses) - Principal Repayments	0.00
Total	1,244,557.37

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Report Code: TEPACK020EXT-01.75
Report Description: Investment Report Pack
Parameters:
Trading Entity: Queanbeyan-Palerang Regional Council
Trading Book: Queanbeyan-Palerang Regional Council
Settlement Date Base
History Start Date: 1 Jan 2000
Income Expense Status: Authorised
FI Deal Status: Contract
Exclude Cash
Exclude Unallocated Cash
Exclude Negative Unit Holdings

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 9.13 INVESTMENT REPORT - JUNE 2019

ATTACHMENT 4 JUNE 2019 - ECONOMIC COMMENTARY

LAMINAR CAPITAL

Monthly Investment Report

June 2019

Queanbeyan Palerang Regional Council

LAMINAR CAPITAL

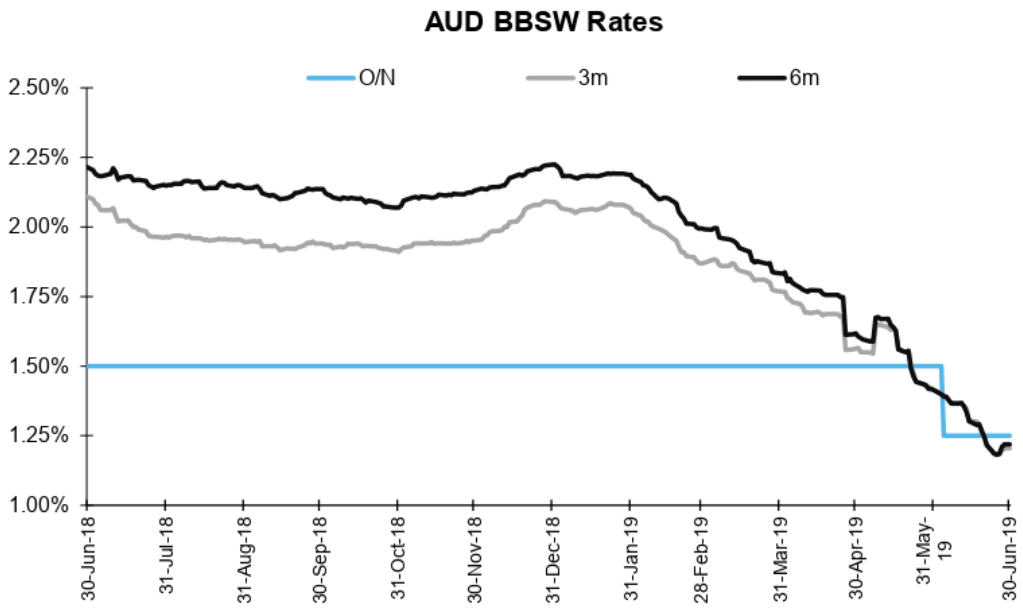
June 2019

Economic Commentary

Market Update

The RBA decided to cut the cash rate to 1.25% in June, as expected following delay in the previous month. The three-month BBSW and six-month BBSW moved significantly lower over the month, with expectation of further cuts in the horizon, with Governor Lowe making the unusual move of clearly signalling lower rates. Three-month BBSW closed twenty-two points lower at 1.20% and the six-month rate decreased by nineteen points to 1.22% as of month end.

Figure 1 RBA Cash vs 3 Month vs 6 Month BBSW



Middle market deposit demand continued its slowdown in early June, with more counterparties showing low appetite for new deposit funds, before a noticeable pick-up in activity into the end of the financial year. However, demand for cash has been noticeably weaker than the recent pattern of a mad rush in raising deposits before the end of the financial year. Major banks have dialled down their appetite for deposits from real money investors, with flow on effects for other middle market borrowers. The unrated deposit space is probably the only area with noticeable pick up in funding costs. However, this pressure was only driven by few names, with no real tenacity in competing for cash compared to previous EOFYs. Term deposits issued by rated ADIs ranged from 1.60% to 2.25% for 90 days and 1.65% to 2.25% for 180 days, while unrated ADI TD rates were 2.30% and 2.45% for 90 and 180 days respectively. Regional Bank and mutual ADI NCD margins have remained stagnant at +30 for 90 days and +35 for 180 days, with most only maintaining their rolling books and declining new issuance.

Issuer	S&P Rating	NCD margin to 90-day BBSW	Term Deposit margin to 90-day BBSW
Major Bank	AA- / A1+	Flat	+60
Regional Bank	A- / A2	+30	+70
Foreign Bank	A / A1	+40	+40
Mutual Bank / Credit Union	BBB / A2	+30	+65

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Credit Commentary

Almost all asset classes booked strong gains in June including equities, credit, government bonds and commodities. The "bad news is good news" theme push equities and bond prices higher (yields lower). Gains in equities were led by the US (6.9%), Europe (5.9%), emerging markets (5.7%), China (5.4%), Australia (3.5%) and Japan (3.3%). Credit spreads fell sharply delivering mark to market gains across investment grade and high yield debt. Commodities almost all rose led by iron ore (11.7%), US oil (9.4%), gold (8.0%) and copper (2.8%) with US natural gas (-5.7%) the odd one out. Long term bond yields continued to fall with the US ten-year government bond yield dropping from 2.12% to 2.01%.

Indices	1 Month	3 Month	6 Month	12 Month
Bloomberg AusBond Bank Bill Index	0.15%	0.46%	0.99%	1.99%
Bloomberg AusBond Composite Bond Index 0+ Years Index	1.38%	2.87%	6.83%	9.55%
Bloomberg AusBond Credit FRN 0+ Years Index	0.25%	0.80%	1.92%	3.17%

Index Performance as at 28 Jun 2019

Australian credit started the month trading sideways, following a sell-off in risk assets in May. NAB launched a 5-year FRN with initial guidance of +95 before pricing at +92. This issue by NAB quickly repriced 5-year senior bank papers wider in the secondary market, trading in the high-80s thereafter. However, strong buying in credit continued as risk sentiment improved with dovish guidance from the Fed and the RBA. Currently, 5-year senior bank paper is trading at sub 80s given where dealer inventories are marked. This buying strength is reflected across the capital structures as well with Tier 2, Tier 3 and Hybrid paper trading tighter by month end. ANZ Tier 2 paper was called on the 25th of June 2019 with no visible replacement on the way. Given, the lack of an announcement from APRA clarifying the T2 vs T3 debate, the lack of a replacement could perhaps indicate higher chance that APRA might look to T3 to address the additional loss absorbing capital requirement for major banks, since discussions would have been ongoing with the major bank as of the time of calling the security.

Primary market activities in June have picked up following a relatively quiet May, with Macquarie Bank and NAB headlining the domestic names in the Senior Unsecured space. Macquarie printed a $750m 1yr FRN at +43 and $1.15b 3yr FRN at +75 with NAB printing A$2.25b 5yr FRN at +92. In the regional space, Bank of Queensland completed a $50m tap to there their existing February 2023 FRN line followed suit by Credit Union Australia, increasing their existing March 20s issue also by A$50m, taking the line to $250m. Offshore issuers were reasonably active in the space, with Bank of China tapping their November 21s FRN and China Construction Bank printing A$400m 3yr FRN at +93. The European Banks also printed Tier 3 Senior Unsecured papers which were bid aggressively by both real money and fast money with Barclays and Standard Chartered printing deals that were 2-3x oversubscribed at clearing (A$200m 5yr FRN +215 and 6NC5 FRN +185 respectively) and are currently trading tight of issue margin. On the domestic front, South Australian Government Financing Authority is launching the first Senior Unsecured Floating Rate Note that is tied to the Overnight RBA Cash Rate.

Economic Review

Leading indicators of economic activity in many countries, including the US and Australia, have taken a softer turn during June, increasing the risk of softer prospective global economic growth. International trade readings for many of the world's most export-driven economies have deteriorated sharply in response to the US/ China trade war. Labour market indicators, however, continue to hold up well, especially in the US where consumer spending is strong as well. The world's central banks are responding to what are downside risks to global growth at this stage by either easing monetary policy or turning towards considering easier policy. With interest rates already unusually low limiting monetary policy fire power central bankers are also starting to ask Governments to do more of the heavy lifting work to promote stronger economic growth.

In the US, economic growth remains quite strong. The final reading of Quarter 1 GDP growth is due later this week and is likely to show annualised growth at or even a little better than the previously

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reported 3.1%. By the end of July, the advance reading of Quarter 2 GDP will be released and at this stage seems to be tracking close to 3% assisted by strong growth in consumer spending in the quarter. The main reason why consumer spending has probably strengthened in Quarter 2 is that US consumers have been in a great position to spend. The unemployment rate at 3.6% in both April and May is the lowest in 50 years. Wages growth at 3.1% year-on-year is close to the strongest in 10 years. Household wealth has lifted sharply in the first half of 2019 primed by strongly rising US asset prices.

US households and companies have enjoyed strong income growth helping the economy to grow well. The problem is that downside risks are starting to mount. Many US companies are starting to warn of downward pressure on profit margins and ultimately profits as the trade war between the US and China negatively affects US exports and the import supply chain for US producers. Unsurprisingly, the escalation of the trade dispute in May and June is starting to reflect in much gloomier purchasing manager (PMI) survey results from US manufacturers. The earliest of the regional June manufacturing reports from New York State (down to -8.6 in June from +17.8 in May) and Philadelphia (down to +0.3 in June from +16.6 in May) indicate that manufacturing may move rapidly from healthy expansion to stalling speed or worse.

The changing fortunes of the US manufacturing sector largely because of the US/ China trade war could cut away a key part of President Trump's electoral support base in key states that helped him win the presidency in 2016. Potential US manufacturing sector weakness is likely to place pressure on President Trump to start trying to deescalate the trade war with China in our view.

The US Federal Reserve (Fed) is also watching trade war developments keenly. If the trade war persists too long or escalates it will compromise US economic growth prospects causing the Fed to start cutting the funds rate. Essentially the Fed has spent the first half of 2019 moving away from an earlier objective to lift interest rates to a neutral setting, to declaring interest rates are about right, to preparing in the May and the most recent June policy meetings for a possible rate cut. All hinges on trade war developments and what damage to US economic growth prospects is likely to occur. While low yields in the US bond market clearly show that the market expects the Fed to cut the funds rate, the Fed is indicating that it will wait for more developments, especially trade war developments, before deciding whether a rate cut is necessary.

In China, the authorities are in little doubt that the trade war is hurting growth prospects with President Xi warning in a recent speech that China faces challenging times, a modern - day equivalent of the long march. May data reports point to slippage in the pace of economic growth in Quarter 2 (Quarter 2 GDP report due mid-July). May exports rose but only 1.1% year-on-year after falling 2.7% year-on-year in April. May fixed asset investment spending decelerated unexpectedly to 5.6% year-on-year from 6.1% in April and industrial production growth was weaker than expected as well at 5.0% year-on-year from 5.4% in April. The only bright spot in the May data was a stronger than expected lift in retail sales to 8.6% year-on-year from 7.2% in April. The authorities are cautiously deploying more expansionary fiscal and monetary policy, but not yet near the scale necessary to give domestic spending growth a chance to offset international trade weakness. At this stage, it is likely that China's GDP growth rate will slip to 6% year-on-year or lower in Quarter 2 and Quarter 3.

In Europe most leading economic indicators have stayed weak in June. The June manufacturing PMI stayed below the 50 expansion/contraction line only edging up to 47.8 from 47.7 in May. June consumer confidence fell to -7.2 from -6.5 in May. While most monthly economic readings are still consistent with annual GDP growth holding around 1.2% year-on-year in Quarter 2, the same as in Quarter 1, the European Central Bank is becoming increasingly concerned about downside risks to European economic growth prospects and is thinking aloud about what other unconventional monetary weapons it may be able to deploy in need. The approaching leadership change in Britain is also causing some concern as the most likely next British Prime Minister, Boris Johnson, continues to declare that Britain will exit the EU at the end of October either with a deal that he does not appear to want to actively try and renegotiate or without a deal where he seems uncomprehending of and so oblivious to the consequences.

In Australia, the latest Quarter 1 GDP report showed slightly better quarterly growth at 0.4% quarter-on-quarter (0.2% in Quarter 4 2018) although annual GDP growth slipped to 1.8% year-on-year in Quarter 1 from 2.3% in Quarter 4. Since mid-2018 quarterly GDP growth has been weighed down by

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falling spending on housing and very soft growth in household consumption spending. Other parts of the economy have been growing reasonably well including government spending, some parts of business investment spending and net exports. Looking ahead, although there are tentative signs that the downturn in home buying activity and house prices may be coming to an end, falling home building activity is likely to persist well into next year with new home building approvals still falling over 20% year-on-year.

Consumer spending growth is also still beset by high household debt levels and slow growth in household income. Lower interest rates after the RBA cut the cash rate 25bps to 1.25% at its early-June policy meeting and tax cuts coming when personal income taxpayers put in their returns for 2018-19 should help to boost consumer spending and GDP growth in Quarter 3 and Quarter 4 although probably not enough to boost GDP growth much above 2.5% year-on-year, insufficient to drive down further the national unemployment rate sitting at 5.2% in May and June despite relatively strong employment growth.

The June RBA rate cut, the first in three years, marked the culmination of an evolution in RBA monetary policy thinking through May and June towards more actively using lower interest rates to try and drive the unemployment rate down towards 4.5%. With annual inflation languishing below the RBA's 2-3% target band and GDP growth unlikely to pick up enough pace to fully utilize employment resources the RBA believes lower interest rates can be deployed to encourage better growth performance and without igniting untoward upward pressure on inflation. The RBA has indicated that another rate cut is likely, but it also recognises that monetary policy change alone cannot deliver sustainable stronger longer-term economic growth prospects. It needs Government to assist with more infrastructure spending and economic reforms capable of lifting productive capacity.

Interest Rate Outlook

The RBA delivered a 25bps cash rate cut to 1.25% at its early June policy meeting, the first rate cut in three years. In subsequent comments and speeches, the RBA has also indicated it is likely to cut the cash rate again. The RBA now believes that the current forecast growth trajectory for the Australian economy is too low to use up excess capacity in the labour market. Unemployment currently at 5.2% can fall to 4.5% without exerting untoward upward pressure on inflation the RBA now believes. Lower interest rates can play some part in promoting stronger growth and lower unemployment but will need assistance from more government infrastructure spending and more economic reform. The RBA can and is talking aloud about the assistance it needs from government but has no direct power to influence. Neither does it see any useful role for monetary policy change to over-compensate for lack of government policy action. Instead, it is more likely that the RBA does limited monetary easing in the near term, partly to keep the pressure on government to do more and partly to keep something in monetary policy reserve for later, in case it is needed. In the near-term it is unlikely that the RBA will do more than one additional rate cut to 1.00%. It is also unlikely that the RBA will move to any form of quantitative easing keeping that strictly in reserve for a genuine crisis. We see one more 25bps cash rate cut to 1.00% either in July (as was the case) and then leaving the cash rate on hold for at least a year.

In terms of the shape of the yield curve, current flatness bordering inversion is partly a function of bond markets taking a very pessimistic view of growth prospects in the US and in Australia leading both the Fed and the RBA to cut their official rates aggressively over the next year. The US economy continues to grow relatively strongly, and it is only if downside risks (notably the US/China trade dispute) worsen that the Fed will cut its official cash rate. Meanwhile, the RBA is starting to nuance its rate cutting message to one more and done for the time being. Longer term bond yields are likely to adjust upwards at some point to reflect the prospects of not so aggressive policy easing prospects causing mild curve steepening.

Laminar Capital Investment Strategy

We see the short end of the curve out to 18 months as presenting the most value for fixed rates at present given the rate cut view and what is already priced into the curve. We maintain a positive view on adding additional long dated floating rate investments to portfolio, expecting to see senior credit spreads continue to trend tighter over time.

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Portfolio Performance

The portfolio achieved a return of 0.49% for the month of June which was 0.36% above the benchmark AusBond Bank Bill Index return of 0.13%.

Reporting Period Transactions

Security	Security ISIN	Acquisition/ Disposal	Settlement Date	Face Value
NAB 0.92 19 Jun 2024 FRN	AU3FN0048724	Acquisition	19 Jun 2019	3,200,000.00
NAB 2.09 11 Dec 2019 180DAY TD		Acquisition	14 Jun 2019	3,000,000.00
Auswide 2.25 11 Mar 2020 265DAY TD		Acquisition	20 Jun 2019	8,000,000.00
SunBank 2.02 25 Sep 2019 92DAY TD		Acquisition	25 Jun 2019	8,000,000.00
NAB 2 20 Nov 2019 147DAY TD		Acquisition	26 Jun 2019	3,000,000.00
BOQ 2.1 27 Nov 2019 154DAY TD		Acquisition	26 Jun 2019	3,000,000.00

Investment Policy Compliance		
Legislative Requirements	✓	Fully Compliant
Portfolio Credit Rating Limit	✓	Fully Compliant
Institutional Exposure Limits	✓	Fully Compliant
Term to Maturity Limits	✓	Fully Compliant

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

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ITEM 10.3 CANBERRA REGION JOINT ORGANISATION

ATTACHMENT 1 MEDIA RELEASE

Review of Operations CRJO

17 July 2019
The Board of the Canberra Region Joint Organisation (CRJO) has today agreed to a separation with the Executive Officer Mr David Rowe, under clause 10.3.5 of the contract. The separation follows a period of discussions between the parties and is subject to a deed of release.

Ms Gabrielle Cusack has been acting Executive Officer during the recent leave of Mr Rowe, and will continue in that capacity until the Board resolves to appoint an interim EO and commence recruitment of a new Executive Officer.

While the process to progress the search for a new EO is expected at the next Board meeting on 5 August, the Board has requested reports on:

- A potential restructure of the organisation, defining the respective roles and skills sets of those roles to accommodate the financial capacity of the organisation.
- Mapping the establishment, operational and project expenses against respective sources of income for FY18/19
- The operational and strategic priorities and sources of funding for FY19/20, drawn from the adopted strategic priorities
- An audit of the governance and operational arrangements in accordance with the Canberra Region Joint Organisation Establishment Plan

The Board will also finalise the budget and membership fees at its next meeting, considering recommendations to increase fees by rate peg, minimising meeting costs, and generating management revenues from projects and grants administered by the JO. An independent party will be appointed to prepare the FY18/19 financial statements for audit.

The Chair of the Board, Cr Rowena Abbey thanked Mr Rowe for his guidance of the joint organisation, having transitioned from chair of GMAC to the inaugural Executive Officer, and progressing the establishment of administration and structure in the first year of operation.

ENDS

For more information contact
Cr Rowena Abbey, Mayor, xx

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 11.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING 19 JUNE 2019

ATTACHMENT 1 MINUTES OF 19 JUNE 2019 MEETING OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE

MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL AUDIT COMMITTEE held at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 19 June 2019 commencing at 2:00 to 5:00.

ATTENDANCE

Present:	Max Shanahan	(Acting Chair)
	Dr Ken Crofts	(External member)
	Max Shanahan	(External member)
	Cr Peter Harrison	(Council representative)
Also Present:	Michael Thompson	(QPRC, Portfolio General Manager, Natural and Built Character – item 7)
	Richard Bozzato	(QPRC, Audit and Risk Coordinator)
	David Nolan	(NSW Audit Office)
	Andrew Marsden	(O'Connor Marsden and Associates)
	Lisa Dray	(O'Connor Marsden and Associates)
	Bill Warne	(QPRC, Service Manager, Legal and Risk)
	Lucas Scarpin	(QPRC, Acting Chief Financial Officer)
	Paul Spyve	(QPRC, Planning and Productivity Coordinator – item 6.6)

1. APOLOGIES

Resolved

The Committee resolved that apologies from Mr Andrew Cox (chair), Mr Peter Neil (member), and Mr Peter Tegart (QPRC, CEO) be noted.

2. DECLARATIONS OF INTEREST

Resolved

That committee members now disclose any interests and reasons for declaring such interest in the matters under consideration by Council at this meeting.

No disclosures were made.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Audit Committee held on 7 March 2019.

Resolved

The Minutes of the Ordinary Meeting of Audit Committee held in the Queanbeyan Council Chambers on Thursday 7 March 2019 were confirmed.

4. ACTIONS ARISING FROM PREVIOUS MEETINGS

4.1 Status of actions arising from previous meetings

Resolved

The Committee noted the status of actions arising from previous meetings and that:

- consideration of potential audits of Council's decision making framework (meeting 6, item 4.4) should be deferred until that frameworks has been implemented
- a progress report on major ICT projects (meeting 7, item 4.3 was included as agenda item 6.4
- Council's insurance coverage for cyber-crime (meeting 11, item 6.2) was included as agenda item 6.5
- details of gateway reviews included in Council's project management framework for infrastructure and building projects (meeting 12, item 6.1) are included as agenda item 6.1
- an updated the status of outstanding audit recommendations (meeting 12, item 5.3) was included as agenda item 5.3.

5. INTERNAL AUDIT REPORTS

5.1 NSW Audit Office update

Resolved

The Committee noted Mr Nolan's presentation to the Committee, including:

- issues identified in the 'Interim Management Letter for the year ending 30 June 2019', particularly Council's progress in addressing ICT related issues
- that the recently completed performance audit 'Workforce Reform in Three Amalgamated Council's' evidenced a positive outcome for QPRC, particularly in relation to reporting on the realisation of planned amalgamation benefits
- that the recently released performance audit report 'Domestic waste management in Campbelltown City Council and Fairfield City Council' addressed issues that would be of interest to QPRC.

Additionally, the Committee noted:

- Mr Scarpin's explanation for the time taken to resolve bank reconciliation issues
- the financial statement sub-committee will meet during the week commencing 24 June to confirm its meeting schedule for the 2018-19 statements.

5.2 Report on Internal Audit matters

Resolved

The Committee considered the proposed 2019 Internal Audit Plan, the associated assurance map, and update on Internal Audit activity and:

- endorsed the plan, subject to the proposed audit of Workforce Health and Safety being reviewed given the outcomes of the independent certification review of Council's WHS framework that is currently underway
- noted that a number of 'third line of defence' activities are likely to be in place, such as the certification review of WHS, that are not currently detailed in the assurance map
- requested that OCM report back to a future meeting of the Committee on how Internal Audit could assist Council in managing the portfolio risk relating to Council's organisational capabilities
- requested that an electronic version of the assurance map be distributed out of session to provide members with a better understanding of the relationship with the Internal Audit Plan
- noted that the audit 'Payroll system controls' is nearing completion, and the audit of ICT Disaster Recovery Planning is to be undertaken in two stages, comprising and initial gap analysis and subsequent testing of the application of relevant policies and procedures.

5.3 Status of outstanding audit issues

Resolved

The Committee noted the report.

5.4 Committee work-plan for 2019-20

Resolved

The Committee agreed to defer consideration of the work-plan until the first meeting of 2019-20, due to the current expression of interest process for independent external members.

6. REPORTS TO COUNCIL - ITEMS FOR INFORMATION

6.1 Chief Financial Officer update

Resolved

The Committee noted Mr Scarpin's report which addressed:

- the annual review of Council's fees and charges
- Council's long term financial plan

- progress of implementation of the OneCouncil Property and Rating module
- Staff movements and recruitment outcomes.

6.2 Report of the Financial Statement Sub-committee

Resolved

The Committee noted issues addressed in the report, and that progress against the statement preparation plan and risk and issues registers would be provided in future reports.

6.3 Project management framework - Infrastructure and buildings - Gateways

Resolved

The Committee noted the report.

6.4 Update on major information technology projects

Resolved

The Committee noted the report.

6.5 Council cyber insurance

Resolved

The Committee:

- noted Mr Warne's presentation, including details of:
  - recent instances of cyber-crime reported by local government, particularly in the United States
  - cyber-crime coverage underwritten by Zurich as part of the StateWide scheme, and the related assistance package available to impacted council's
- noted that ASIC has published a cyber security health check that may assist Council in ensuring it has taken steps necessary to safeguard its ability to lodge a claim in the event of a cyber security incident.

6.6 QPRC Draft governance framework and legislative compliance policy

Resolved

The Committee considered the paper, and

- stressed the importance of ensuring alignment when applying the internally focused 'Governance Lighthouse' and externally oriented Council of Europe frameworks

concurrently in order to minimise duplication and inconsistency

- noted that the King 4 framework may also be a useful benchmark for Council
- suggested it may be best for Council to initially focus on implementing a comparatively simple framework, and ensuring this is successfully embedded before expanding it to include less critical issues
- requested that copies of ISO 19600, Compliance management systems – Guidelines, be distributed to members out of session.

7. REPORTS TO COUNCIL – PORTFOLIO UPDATE

7.1 Natural and Built Character

Resolved

The Committee noted Mr Thompson's report which addressed:

- an overview of the Portfolio's role in ensuring the community has a healthy and safe place to live and work
- structures and roles for the Strategic Land Use Planning, Natural Landscapes and Health, Urban landscapes and Development teams
- key Portfolio risks, including retention and recruitment of professional staff, addressing the NSW government's ongoing legislative change program, and deriving benefits from Council's OneCouncil enterprise management software.

8. OTHER BUSINESS

7.1 Next Committee meeting

Resolved

The Committee agreed that the next meeting would be reschedule from 18 September to 9 September to enable consideration of the 2018-19 financial statements prior to their submission to Council.

Mr. ANDREW COX
CHAIRPERSON

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 11.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING 19 JUNE 2019

ATTACHMENT 2 2019 INTERNAL AUDIT PLAN

• Queanbeyan-Palerang Council

Assurance Map and Annual Internal Audit Plan for 2019 and 2020

May 2019

Strictly private and confidential

Liability limited by a scheme approved under Professional Standards Legislation

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1. Introduction

This document provides Council with a two-year Internal Audit Plan (The Plan). The Plan has been developed following consultation with Council's Audit Risk and Improvement Committee (the ARIC), CEO, Portfolio General Managers and Service Managers within Council to ensure an appropriate balance in allocating internal audit resources. It sets a course for providing a targeted Internal Audit service that:

- Delivers objective insights on risks, controls, compliance and business improvement opportunities throughout Council
- Assists Council and Management to operate efficiently and effectively with well controlled and managed processes
- Supports the ARIC in acquitting its roles and responsibilities.

This plan focuses Internal Audit resources on the priority areas identified during the internal audit planning process outlined in Section 3 and covers areas such as:

- Controls over governance arrangements and frameworks
- Enhancing Council functions such risk management, project management and key financial controls and processes
- Strategic objectives of Council
- Efficiency, effective and economic provision of services.

This plan represents a current view of suggested areas of focus and these are subject to regular ongoing review by the ARIC to account for changing priorities over the plan period. For instance, should the Council's roles or risks change throughout the year, the plan would be reviewed for the current and future years.

The Five Strategic Pillars of Community, Choice, Character, Connection and Capability is the basis for risk and assurance assessment at the Council. These Strategic Pillars form the structure of the Queanbeyan-Palerang Community Strategic Plan. The Community Strategic Plan is based on the results of extensive community engagement to identify what is important to the Queanbeyan-Palerang community and the things they want to see put in place to enhance their quality of life in the long term.

2. Role of Internal Audit

The objective of Council's Internal Audit function is to provide a systematic, disciplined approach to evaluating and improving the effectiveness of risk management, systems of internal control and governance arrangements in an independent and professional manner.

Internal Audit facilitates the maintenance and development of a strong internal control environment through reviews of priority risk areas and key activities. Internal Audit reports to the CEO and supports the ARIC. Internal Audit plans should be risk based however, not all risks are auditable or require the attention of Internal Audit.

Management is responsible for identifying risks that could prevent them from achieving the objectives in the Community Strategic Plan, as the cornerstone to Councils Integrated Reporting requirements to its community and the Office of Local Government. Management is also responsible for establishing an appropriate system of internal control to manage these risks. Internal Audit provides advice on how to strengthen the system of internal control and provides assurance on its effective operation in areas of priority.

3. •Internal Audit Planning Process

The audit work program is presented on a two-year basis, commencing on February 2019 and operating until December 2020 with recommendations for potential internal audit areas for 2021 (active watch list, section 6). The audit work program is reviewed regularly and at least annually to take account of changing priorities and circumstances of Council.

The audit work program was developed through consultation with key stakeholders (see Appendix C) and the findings from the risk assurance mapping process that was undertaken (see section 3.1). This process also resulted in an assurance action plan (see section 3.2) which outlines areas that do not require an internal audit, but require review and implementation to further strengthen the control environment.

3.1 Detailed Assurance Map

The detailed risk assurance map (Appendix A) was developed using the Three Lines of Defence approach in accordance with guidance from the Institute of Internal Auditors Australia[1]. The assurance map is based on a professional assessment of the levels of assurance identified at Group level, discussions with Council staff and knowledge of Council operations.

In line with the adoption of integrated risk-based auditing, the assurance map shows the following:

- Strategic risks cross all areas of Council
- Strategic and operational risks are classified by Portfolio/Strategic Pillar (contained in the Community Strategic Plan)
- Operational risks align with the Strategic Pillars as outlined in the 2018-2028 QPRC Community Strategic Plan
- A High-level summary of sources of assurance for each Portfolio
- Strategies, Plans and Policies are allocated to each Portfolio as published in the public 2018-2028 QPRC Community Strategic Plan. We have not tested the effectiveness of these documents in mitigating the risks identified.
- There has been previous internal audit coverage across moderate, high and critical risks
- Recommended future internal audit coverage for those risks rated moderate, high and critical. These are also outlined in section 5 below.

  There are three moderate operational risks and strategic risk 13 where a proposed future audit has not been included as the NSW Audit Office recently conducted a workforce planning audit which would have covered these risks.
- There is one critical risk in the operational risk register relating to organisational capability. Whilst this is a critical risk it has been proposed to conduct an audit in quarter two 2020 for two reasons. Firstly, the workforce planning audit has just been completed and time is needed to

[1] Audit Committees: A Guide to Good Practice, Third Edition, July 2017, IIA Australia, Appendix 4

implement recommendations. Secondly, with the implementation of OneCouncil time is also needed for this to be bedded down before an audit can be of any benefit.

With respect to the 1st line of defence, the focus was on Council wide assurance such as Policies, Strategies and Plans. Business Unit specific operational documents, such as standard operating procedures, have not been included in the map and will be considered for inclusion by Council at a later stage.

Key Observations

The key areas of note, based on review of the assurance map, including consideration of existing assurance activities and identified gaps, include:

1) Within the 1st line of defence (Operational Management), there are many existing controls in place across all Portfolios. Furthermore, there are several *planned controls* included in the QPRC Risk Register aimed at further mitigating identified risks. These planned controls are being included in the QPRC Risk Register residual risk rating assessments, therefore successful implementation of these planned controls, including monitoring and assurance is encouraged.

2) Within the 2nd line of defence (Management Oversight), there is a structure in place that provides coverage across all risk categories and Strategic Pillars as outlined in the 2018-2028 Community Strategic Plan and the QPRC Owner's Manual. The Owner's Manual is a comprehensive document linking all key documents and plans and the associated deliverables and key performance indicators across QPRC Portfolios.

3) Within the 3rd line of defence (Independent Assurance), Internal audit activities have occurred in the past three years. However, all Portfolios within QPRC should be considered by Internal Audit within a 3-5 year audit cycle. At a minimum, Portfolios would benefit from being included in cross Council corporate and/or compliance type reviews. To address gaps in the assurance map (refer to Appendix A), Internal Audits have been proposed as part of the QPRC Audit Plan for 2019 and 2020 that focus on service delivery and regulation, as well as compliance and consistency with the QPRC project management framework.

4) The external audit coverage has primarily occurred through Financial Statement audits undertaken by the NSW Audit Office. Financial Statement audits are extensive and cover a range of aspects which go beyond financial transactions. Further to this the NSW Audit Office has recently conducted a review on workforce management at QPRC.

5) The QPRC Operational Risk Register is in the process of being reviewed and includes 13 strategic Risks. The Strategic Risks are not assigned to a responsible officer or Portfolio for each risk, nor does it include a timeframe or date for the implementation of additional treatments identified. An operational risk register exists for each Portfolio with a link back to the relevant Strategic Pillars, not the associated strategic risk. During discussions, Service Managers are seeking assurance against operational risks not strategic risks. A review of the QPRC Risk Management Framework has been proposed.

6) QPRC are in the process of implementing an enterprise resource and planning system, OneCouncil, which will integrate all current systems across QPRC including finance, payroll and records management. There are significant risks associated with a project of this scale including

data clean up and migration and the development of frameworks and governance structures to ensure the correct business requirements are identified and configured.

7) Council has a great number of policies, plans and strategies. It has been identified that some of the policies should be procedures. Work is currently underway to harmonise and reduce the number. However, there is no formal overarching framework to guide the process. Whilst it is important to harmonise and rationalise the number of policies, it is important to have guidance as to the process for developing and maintaining policy and procedural documentation.

3.2 Assurance Action Plan

The Assurance Action Plan outlines those areas that are gaps identified in the assurance mapping process which Management need to act on to strengthen Councils assurance in the efficient and effective management of QPRC. The Assurance Action Plan can be found at Appendix B.

The key areas identified include:

- Management reporting
- Compliance framework
- Policy framework

4. •Working with External Audit

We understand the importance of maximising the collective value of external and internal audit. We will continue to work collaboratively with the NSW Audit Office in preparing the plan and completing reviews to ensure integrated internal and external activities, enabling the most efficient delivery of assurance services, particularly for key financial controls. We will continue to mature this relationship to minimise the duplication of audit activities, and to gain efficient coverage of the risks associated with your business. It has been identified that the NSW Audit Office will be focussing on the following areas in 2018/19:

- Information Technology General Controls
- Assessing the fair value of Council's infrastructure, property, plant and equipment (IPPE)
- Management and use of credit cards
- Assessment for the new accounting standards

5. • 2019 and 2020 Annual Internal Audit Plan

The following table includes the audits identified for the 2019 and 2020 annual internal audit plans. The audits are in order of when they will be scheduled.

Area of focus	Audit Title		Justification for Inclusion	Last reviewed	2019 Proposed days	2019 Proposed timing	2020 Proposed days	2020 Proposed timing
		Description						
Risk and governance	**RG1**	**Risk and assurance mapping** For each of Council's Strategic Risks and Operational Units map the assurance obtained. Focus on the high and medium risks.	Recommended by Internal Audit to identify assurance providers over key risks and inform future internal audit planning	New	20	**Q1**		
Risk and governance	**RG2**	**Governance Framework** The QPRC Governance Plan expired in 2017. This audit will review current arrangements and assess against better practice for Council's including the assessment against the NSW Audit Office Governance Lighthouse framework	Strategic (SR2) and operational risks	New	15	**Q2**		
Information Technology	**IT1**	**Payroll system controls** Review the adequacy of systems controls following the transition to the new payroll system	Strategic (SR12) and operational risks	New	15	**Q2**		
Information Technology	**IT2**	**IT Disaster Recovery** Review of Council's procedures for in the event of a disaster and compliance with the IT Disaster Recovery Plan.	Strategic (SR7) and operational risk	New	12	**Q2**		

Area of focus	Audit Title		Justification for Inclusion	Last reviewed	2019 Proposed days	2019 Proposed timing	2020 Proposed days	2020 Proposed timing
		Description						
Risk and governance	**RG3**	**Risk Management Framework**	Strategic (SR9) and operational risk	New	10	**Q3**		
		Review Council's Risk Management Framework (including fraud) for implementation of key processes and controls. Key focus areas include processes to identify, monitor and report on risks across Council. Consider current maturity level and better practice principles.						
Risk and Governance	**RG4**	**Strategic and operational planning and reporting**	Strategic risk (SR2)	New	20	**Q3**		
		Focusing on the governance and decision-making processes, perform a detailed review of Council's strategic and operational planning and reporting processes. Including alignment to the Community Strategic Plan						
Financial	**F2**	**Revenue Policy**	Strategic (SR 1, 3, 4 & 10) and operational risk	New	12	**Q4**		
		Review the current rates determination to inform whether the Council is receiving the revenue commensurate with the services being provided						
Risk and governance	**RG5**	**Information management governance**	Operational Risk	New	15	**Q4**		
		Review of operating effectiveness and design of Council's governance framework as well as controls and processes to manage records, in line with record management standards (i.e. consider both hardcopy and digital records).						
Human Resources	**HR1**	**Workplace Health and Safety**	Operational risk	New	10	**Q4**		
		Review processes for fatigue management, back to work programs, monitoring of absenteeism, workers compensation etc						

Area of focus		Audit Title / Description	Justification for Inclusion	Last reviewed	2019 Proposed days	2019 Proposed timing	2020 Proposed days	2020 Proposed timing
Operational (Compliance & Process Improvement)	**O1**	**Management of Community Assets (Assets to be determined during scoping)** Council owns numerous assets which are managed, directly by Council, jointly with community groups or independently by Community Groups. Key areas to consider may include: • Legislative requirements • Strategic Asset Management & Planning • Alignment and incorporation into the Long-Term Financial Plan • Maintenance planning, scheduling and monitoring; • Community liaison; • Physical security; • Management of leases, licences and other contracts; and • Records management.	Strategic (SR6) and operational risk	New			20	**Q1**
Information Technology	**IT3**	**ICT Governance** Review the ICT Governance Framework against the IIA ICT Governance and Assurance Framework	Strategic Risk (SR12)	New			15	**Q1**
Operational (Compliance & Process Improvement)	**O2**	**Project Management Framework** Review on a sample basis, compliance with Council's project management principles throughout the branches of council that manage key infrastructure, road/traffic and water/waste water projects. Key focus areas to consider: • Project decision making processes • Project monitoring and budgeting processes • Project monitoring and reporting; and • Benefits realisation.	Strategic (SR11) and operational risk	2015/16			15	**Q2**

Area of focus		Audit Title / Description	Justification for Inclusion	Last reviewed	2019 Proposed days	2019 Proposed timing	2020 Proposed days	2020 Proposed timing
Operational (Compliance & Process Improvement)	**O3**	**Service Delivery and Regulation** Review Council's processes and key controls for managing services and community compliance with regulations. This audit will choose specific areas across the portfolios.	Strategic (SR5 & 8) and operational risk	New			18	**Q2**
Operational (Compliance & Process Improvement)	**O4**	**Procurement and Contract Management** Review Council's processes and key controls for tendering and procurement and subsequent management of contracts. This review will focus on: • Considering if a robust objective evaluation process is in place; • Ensuring that processes are designed and operate in a manner to ensure that the most appropriate cost/benefit is achieved; and • Assets hired through a preferred supplier agreement/contract are managed appropriately • Management of contracts on a regular basis	Strategic (SR11) and operational risk	2012/13			18	**Q3**
Operational (Compliance & Process Improvement)	**O5**	**Family Day Care** Review the current arrangements for operating family day care facilities and the current audit process undertaken by Council to ensure compliance with relevant legislation and frameworks to ensure child safety.	Operational risk	2018			8	**Q4**
Information Technology	**IT4**	**ERP Interoperability** Review the interoperability of the ERP system to assess the benefits realisation of the ERP implementation.	Operational Risk	New			15	**Q4**

Area of focus	Audit Title	Description	Justification for Inclusion	Last reviewed	2019 Proposed days	2019 Proposed timing	2020 Proposed days	2020 Proposed timing
Internal Audit Management & Planning		Internal Audit – Planning			5		5	Q1 & 4
		ARIC Meetings - Attendance			3		3	Q1 & 4
		Ad hoc assurance and advisory services			TBD		TBD	TBD
		Internal Audit Management, Review and Reporting[2]			6		6	Q1 & 4
		Quarterly follow up – Audit recommendations[3]			6		6	Q1 & 4
				Total number of days	**129**		**109**	

[2] These are activities and days primarily assigned to QPRC IA internal resources
[3] These are activities and days primarily assigned to QPRC IA internal resources

6. • Active Watch List

The following table includes a list of reviews for potential inclusion in the 2021 Internal Audit plan or for monitoring in order to determine if any areas encounter an elevated risk throughout 2019 and 2020 that may require evaluation and inclusion in the annual internal audit plan coverage. These reviews have not been listed based on a level of priority, other areas where management consider are potential future review areas and core financial controls which should be considered for review on a regular basis.

Area of internal Review	Explanation
QPRC Decision Making Framework	Review the framework and assess the adequacy of implementation and compliance
Privacy and data management	Review and assess the processes, controls and systems that Council has in place to secure personal information held across the organisation
Management of Customer Requests for Service and Complaints	Review the processes and systems in place to manage Council's engagement with its customers and clients, particularly in relation to management of requests for service and complaints
Competitive neutrality	Review the operations of the Q Theatre and assess compliance with competitive neutrality requirements
Cyber security	Review Council's policies and procedures in place for cyber security practices, focusing on process to manage network security (i.e. vulnerability and penetration testing practices
Event management	Review the processes and procedures in place by Council for events management including the range of small to large community events
Waste Management Contract	Consideration of processes in place for the management of waste management contract going forward
Performance Management Framework	Review the linkages between the key strategic and operational plans including the Owner's Manual and individual performance agreements
Land Disposal/Acquisition	Consider decision making processes and conflict of interest
Credit Card Usage	Review processes for managing the use of credit cards throughout Council
Organisational Culture	Consider processes and controls in place to assess and manage organisational culture
Infrastructure Changes	Consider legislative requirements and compliance with established processes
Conflict of Interest Management	Review the conflict of interest management with Councillors
Development Applications	Review the process and assess against legislative and framework requirements
Delegations	Review the process of developing delegations based on current legislative frameworks and the compliance with approved delegations

7. • Previous Internal Audit Coverage

Audit Topic	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Pecuniary interest returns							
Fuel inventory management							
Purchase card review							Contracted Service Provider did not undertake any audits in 2018/19
On call process – supervisor callout							
Delayed deposit							
Fraud risk assessment							
ABN Review							
Contract management							
Assessment Council's DA process against ICAC Audit Tool							
Effectiveness of ICT internal security							
Payment card transactions – card not present							
Assessment against ICAC anti-corruption recommendations							
DLG better practice review							
ICT governance							
Pecuniary interest returns declarations							
Review of gifts and benefits register							
Assurance framework and controls review							
Project management							
Water and sewerage best practice							
Investment management							
Suppliers							
Contractor management							
Cash handling							
Management of legal documents							
Change management							
Systems under development							
Implementation of activities from transition plan							

Audit Topic	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Fraud control framework							
Payroll							
Decision making framework							
Financial controls							
Systems under development							
Implementation of activities from transition plan							
Family Day Care							
ICT general controls							
Physical security							
Audit administration							

Appendix A: Detailed Assurance Map

Appendix B: Assurance Action Plan

Area	Description
Management reporting	QPRC is in the process of developing a suite of reports for Council as part of the integrated planning and reporting framework. Management reporting is the foundation for monitoring performance, tracking against plans and making strategic business decisions. Complete, accurate and timely management reporting that is presented clearly is fundamental to a well-run business and a strong finance operation. Reports should be prepared on a timely basis to ensure informed decision making can be made to achieve community outcomes.
Compliance Framework	At present there is not a compliance framework in place. QPRC has a substantial amount of legislation and regulations it needs to comply with and has legacy Queanbeyan and Palerang Council policies, procedures, plans and strategies that it is working to harmonise. Once this process is complete a compliance framework needs to be developed. A compliance framework outlines the regulatory compliance standards relevant to QPRC and the business processes and internal controls in place to adhere to these standards. Such a framework can include communication processes, risk controls and governance practices for maintaining compliance. The framework should also specify which compliance processes overlap to help eliminate redundancies.
Policy Framework	There is a policy harmonisation process underway at QPRC. The definition of documents going forward has been informally developed yet there is no formal framework in place to manage the review and update of future policies and procedures. A Policy Framework comprises of a standard model of concise high-level policies and related detailed procedures/directives and the overarching approval process for the policies.

Appendix C: Stakeholders

We wish to take this opportunity to thank the following personnel for their co-operation and assistance during the course of our review:

	Name	Designation
1.	Peter Tegart	CEO
2.	Jacquelyn Richards	Portfolio General Manager, Community Choice
3.	Peter Neil	Portfolio General Manager, Capability
4.	Michael Thompson	Portfolio General Manager, Natural and Built Character
5.	Phil Hansen	Portfolio General Manager, Community Connections
6.	Bill Warne	Service Manager, Legal and Risk
7.	Richard Bozzato	Risk and Audit Advisor
8.	Shane Taylor	CFO
9.	Debby Ferguson	Service Manager, Governance
10.	Chris Duncan	Service Manager, Recreation and Culture
11.	Karen Hansen	Service Manager, Community and Education
12.	Martin Darcy	Service Manager, Business and Innovation
13.	Ricky Tozer	Service Manager, Customer and Communication
14.	Natasha Abbott	Service Manager, Natural Landscapes and Health
15.	Graeme Harlor	Service Manager, Development
16.	David Carswell	Service Manager, Land-use Planning
17.	Peter John	Service Manager, Digital
18.	Paul Spyve	Planning and Productivity Coordinator

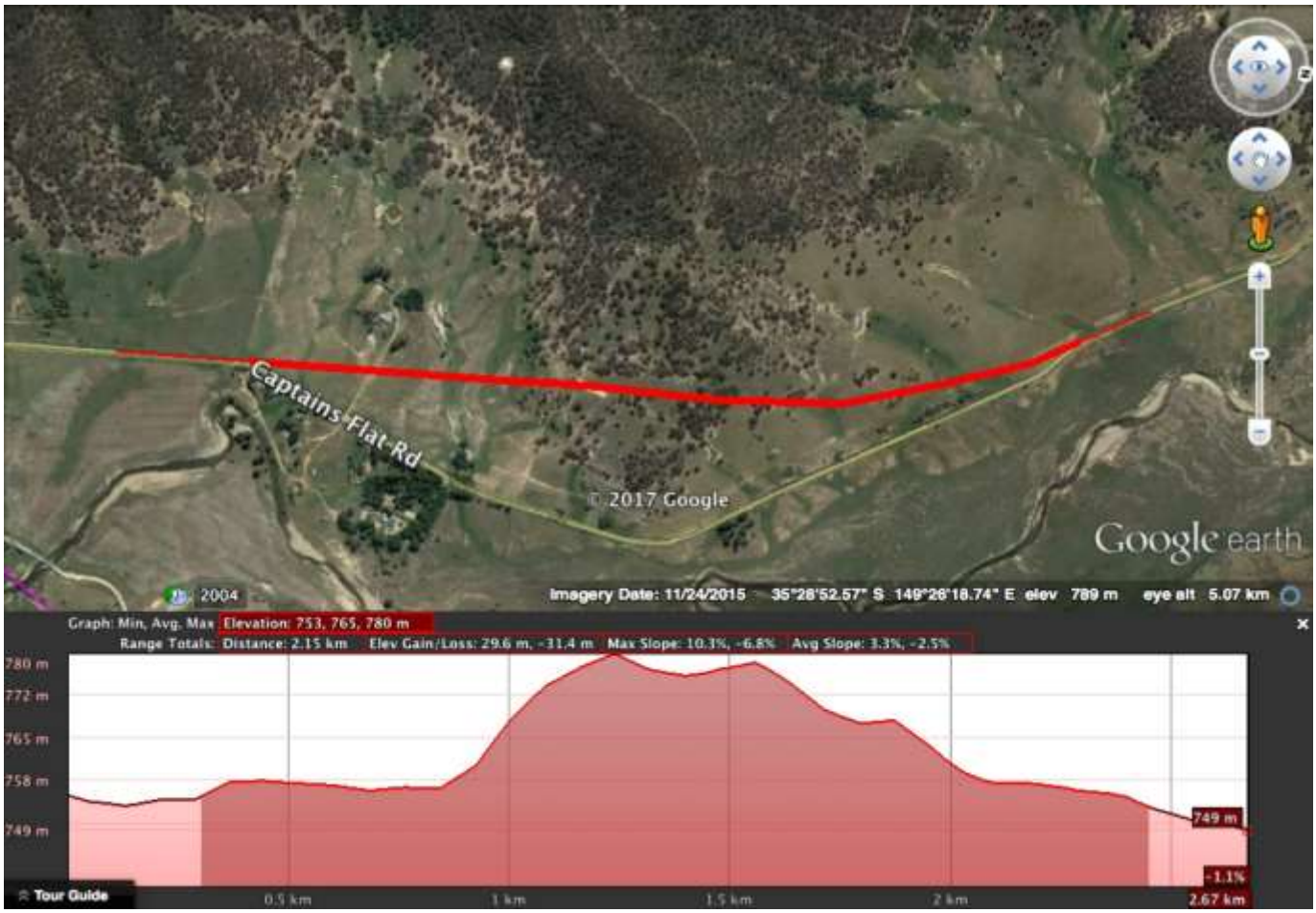
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 12.1 CAPTAINS FLAT ROAD - FOXLOW ALIGNMENT

ATTACHMENT 1 PROPOSED FOXLOW MAP LAYOUT


Captains Flat Rd
© 2017 Google
Google earth
2004
Imagery Date: 11/24/2015 35°28'52.57" S 149°26'18.74" E elev 789 m eye alt 5.07 km
Graph: Min, Avg, Max Elevation: 753, 765, 780 m
Range Totals: Distance: 2.15 km Elev Gain/Loss: 29.6 m, -31.4 m Max Slope: 10.3%, -6.8% Avg Slope: 3.3%, -2.5%
780 m
772 m
765 m
758 m
749 m
749 m
-1.1%
2.67 km
Tour Guide
0.5 km
1 km
1.5 km
2 km

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 13.1 DELEGATES' REPORTS

ATTACHMENT 1 CR HARRISON'S DELEGATE'S REPORT FOR DARGUES REEF COMMUNITY CONSULTATIVE COMMITTEE

Dargues Reef Community Consultative Committee

Cr Harrison, Meeting 24 June 2019, including mine site visit

Underground works are continuing, with the mine now ~800m in and ~115m down. In order to preserve surface environmental assets, the mine entrance is some distance from the location of the ore body and as a result the mine access comprises a relatively straight decline before it commences spiralling down adjacent to the ore body itself (see illustration in June 2019 Newsletter attached).

Works on the above-ground processing plant have progressed and are on schedule to commence operations towards the end of 2019. There are currently around 100 personnel on-site, with around half of these being contractors working on the plant construction. The numbers of on-site personnel are expected to remain at around this level, with the mine operator taking on more staff to support 24/7 operations as the contractors complete their construction work.

Finding local accommodation for the increasing number of on-site personnel has been challenging. With WHS requirements restricting the time underground workers can spend travelling to and from the site, local accommodation is essential. To this end, and given the shortage of available options, the mine operator has leased land on Reservoir Road with a view to the construction of what would formally be identified as a caravan park but which would be intended to accommodate mine personal only. Delays in the approval process have, however, necessitated alternative arrangements for the foreseeable future.

The first apprenticeship has been offered to a Braidwood Central School student who will commence his employment with the operator when he completes his Year 12 studies later this year.

The meeting was provided with an update on the operator's wombat management program, which largely targets discouraging the local wildlife from burrowing into dam walls, the Tailings Storage Facility in particular. Management of other environmental risks and issues, including water quality and noise impacts on the Majors Creek community, is ongoing.

While noting with appreciation the recent works on Majors Creek Road, committee members also expressed concerns in relation to the condition of the remaining sections, in particular the now almost invisible line marking on the narrower sections of road. With increased numbers of personnel on site, most travelling to and from Braidwood each day, and reduced daylight hours in winter months, the operator requested that council give consideration to refreshing the line making along the length of Majors Creek Road.

Minutes of DRCCC meetings and other relevant documentation can be found on the Diversified Minerals website at: http://www.divminerals.com.au/dargues-gold-mine/community/community-consultative-committee/

Attachment 1: 01 DGM June 2019 Newsletter

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 13.1 DELEGATES' REPORTS

ATTACHMENT 2 DARGUES GOLD MINE NEWSLETTER

01

NEWSLETTER

June 2019

Dargues Gold Mine

Welcome from Shannon Green

Welcome to the first edition of the Dargues Gold Mine—Newsletter for 2019.

I joined the Dargues Gold Mine team in January 2019 in the role of General Manager. I'm a mining engineer with 17 years of experience and have worked at a number mines here in Australia and overseas.

I'm looking forward to getting to know the local area and community over the coming months and years.

It is a very busy time at the Dargues Gold Mine, with underground mining well progressed and the process plant steel erection commencing. The Tailings Storage Facility bulk earthworks will commence next month along with the installation of water bores and other supporting infrastructure.

I look forward to providing regular updates moving forwards and please do not hesitate to contact us on the information over the page should you wish to find out more.

Shannon Green
General Manager
Dargues Gold Mine
www.DivMinerals.com.au

First Ore

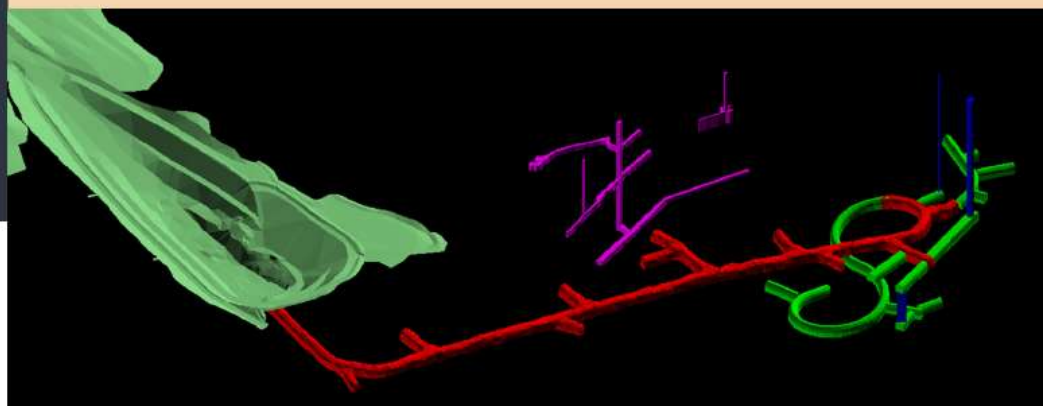
Ore (Photo on the Left) was intersected on 65 level on 29 May 2019. The ore was sourced from an area of mineralisation called Main Lode which varies in width from 1m to 3.5m, averaging about 3 metres in width. The ore brought to surface contains approximately three grams of gold per one tonne of ore. Mining is planned to intersect further ore on 65 Level in June.

Although some ore has been intersected early, no processing of the ore is able to be completed until the process plant is constructed. Construction of the process plant is expected to be completed in the first quarter of 2020.

Progress at the Mine

At the end of May, the underground workings had advanced 669.5 metres from the portal (entrance to the underground mine). The mine is now 115 metres below ground level with over 1,198.6 metres of underground development now completed.

The image below shows the Boxcut (light green) which contains the portal, the underground development completed to date (red), the planned development for the next three months (green), Ventilation and Escape Way (blue) and the old historical workings (purple).



DARGUES GOLD MINE

01
NEWSLETTER
June 2019

Dargues Gold Mine

Useful Contacts:

Project Information

The best source of up-to-date information is our website

www.divminerals.com.au

Or

https://www.facebook.com/DivMinerals/

For more detailed assistance please call the Dargues Gold Mine Information Line on

1800 732 002

Or email

DGM.Community@divminerals.com.au

Employment

Interested in working with us?

Visit the Pybar careers page for more information :

https://careers.pybar.com.au/

Commercial

Interested in supplying to us?

Head to our website and register:

http://www.divminerals.com.au/dargues-gold-mine/suppliers/

Emergency Response Training

During June, eight members of the Dargues Gold Mine team completed the first stage of a Certificate III in Mine Emergency Response and Rescue. These team members will form the basis of the mines Emergency Rescue Team.

All mines in NSW are required to have an emergency rescue capabilities.

Stakeholder Engagement

The Dargues Gold Mine aims to provide a clear pathway for resolving issues locally in an appropriate and timely manner. Issue resolution applies to all of our company's suppliers, community members and government stakeholders.

It is important to call Dargues Gold Mine when an issue occurs so we can determine the cause and act to rectify.

Key contact information:

- Phone (free call) - 1800 732 002
- Email - DGM.Community@divminerals.com.au

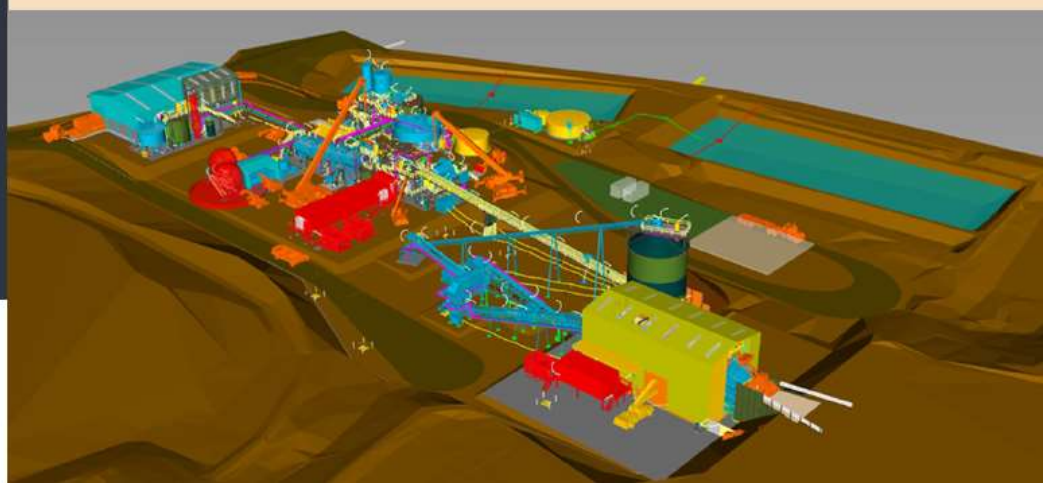
Community Grants Program

The Dargues Gold Mine is in the process of finalising a community grants program. The community grants program is set to commence next financial year. The Program will aim to support and enhance the community groups, organisations and infrastructure which provide a sustainable foundation for the Braidwood and Majors Creek communities.

Watch this space for the first round of application dates.

Process Plant Construction

The process plant at the Dargues Gold Mine is progressing well (image over page), with the concrete foundations completed and steel work starting to be erected. The below image is a model view showing the general layout of the process plant once completed.



DARGUES GOLD MINE

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JULY 2019

ITEM 14.1 RESPONSES TO COUNCILLORS' QUESTIONS

ATTACHMENT 1 RESPONSES TO COUNCILLORS' QUESTIONS

QPRC COUNCILLORS' QUESTIONS

No.	Date rec'd	Question / Request	Responsible staff	Response	Date of reply	COMPL Y/N
132	19/06/19	From Cr Marshall: I've seen some social media, including photographs, or roadside vegetation removal in Wamboin-Bywong that appears to have been done with heavy machinery rather than cutting (chainsawing, for example). I've also myself observed what appears to be a mix of both methods east of Captains Flat. Can you please find out for me what Council's current operational policy is on the choice of method?	Portfolio GM Community Connection	Council staff adhere to the attached RMS vegetation management guideline as well as AS4373-2007 – Pruning of Amenity Trees. Generally staff will utilise the three cut method to undertake tree pruning, where only a small number of limbs in an area require removal. For larger quantity projects, we will also utilise the mulching head, where it is able to be safely utilised. Council staff will clean the removed branches by using the pole saw to square up the cut. I have been informed that on Bungendore Road, a number of limbs have been left un-trimmed. On this occasion, Councils staff member undertaking the clean-cuts (our in-house arborist) was off sick for a couple of days so the work was left unfinished. It is an isolated area and unfortunately it does not look good at the moment, but the crew will be back there Monday or Tuesday to tidy up that area and carry on with the rest of the vegetation maintenance . The reason for the current works is aiming to remove the ongoing safety concern of low hanging branches from over the pavement and to remove the risk of branches being hit by high vehicles or falling onto the roadway.	21/06/19	Y

130	19/06/19	From Cr Schweikert: When will the Bungendore Graffiti Wall trial opening event take place?	Service Mgr Urban Landscapes	Council's recently appointed Team Leader Culture, Arts and Museums, will be conducting a Graffiti Workshop for youth of Bungendore at the Skate Park during the October school holidays. A professional graffiti artist has been engaged to lead the workshop. This event will be to upskill young people and to advise them of the rules of using the graffiti wall. The wall itself will be the 30m stretch of concrete ends to the skate park, back wall of the basketball half court. Once commissioned at this event, staff will monitor the wall and levels of graffiti elsewhere in Bungendore and report back to Council at the end of the summer season.	24/06/19	Y
129	19/06/19	From Cr Schweikert: The speed zone change I have been advocating for at the Bungendore Waste Transfer Station has now occurred. Could we please publicise this in our newsletter and on facebook and twitter accounts?	Service Mgr Customer & Communication	Speed signs on Tarago Road were mistakenly shifted before RMS had concluded their speed zone review. RMS have now completed their review and a change to the speed zone is not supported. As such the 80km/h signs have been returned to their original location. However, Council will be implementing an upgrade to make this intersection safer and clearer for road users.	12/07/19	Y
95	08/10/18	Cr Marshall received a complaint regarding speeding past the BMX track parallel to Foxlow St Captains Flat and enquired if something could be installed.	Portfolio GM Community Connection	Speeding in this location has not been routinely demonstrated. Staff have passed this on to the Police for their attention.	12/07/19	Y

79	23/05/18	Cr Schweikert referred to Item 28 in the Resolution Action Sheet regarding a report that was due by April 2018 meeting on an audit of all street lighting in Queanbeyan, Bungendore and Braidwood. Also: Cr Biscotti referred to the forthcoming audit of all street lighting in Queanbeyan, Bungendore and Braidwood, and requested if the audit could be extended to include the sporting fields.	Portfolio GM Community Connection	Bungendore and Braidwood have been audited. Queanbeyan remains outstanding. Queanbeyan street lights will be inspected in the coming few weeks. Sports field lights have been inspected.	13/08/18 & 12/07/19	N
76	26/04/18	Cr Schweikert requested a discussion be held on fencing regulations in the LEP when residential land abuts rural land.	Service Mgr Land-Use Planning	This will be considered when the Palerang Development Control Plan 2014 and the Queanbeyan Development Control Plan 2012 are combined. Also it needs to be noted that certain types of fencing in certain rural zones, environmental protections zones and Zone R5 are exempt development if it meets the development standards of Subdivision 18 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008)*. In addition it is understood that a particular area of interest was the subdivision which fronts Mecca Lane and backs onto the undeveloped area of Bungendore East. In this case the reason a rural fence was required at the rear property boundary and not a 1.8m solid fence was to reduce the visual impact of development, particularly when viewed from the Kings Highway. This was originally intended to	15/01/19	N

				be used in conjunction with a landscape buffer to provide privacy but much of this buffer has now been removed or not cared for.		
63	26/04/18	Cr Schweikert conveyed a request from the Bungendore War Memorial s.355 Committee for a condition survey to be done on the Bungendore Cenotaph as water is seeping from some of the joints. The survey could assist when the Committee applies for future grant applications.	Portfolio GM Community Connection	Staff have liaised with the s.355 Committee and put forward options for the survey. Staff are also investigating remediation options to prevent further seeping.	20/03/18 20/06/18	N
37	15/11/17 28/11/18	• 100km/h zone at Bungendore WTS moved to northern side of WTS entrance Cr Schweikert requested this item be followed up.	Portfolio GM Community Connection	Staff will improve line marking and signage at the WTS intersection on Tarago Road. The speed limit will not be reduced.	12/07/19	Y
13	29/10/17	Cr Bray has received a complaint from a resident in Lerra Street regarding the noise of vehicles coming through the roundabout at the intersection of Edwin Land Parkway and Numeralia Drive. The complainant requests noise attenuation provisions be put in place.	Portfolio GM Community Connection	Noise monitoring work will be completed shortly and a report to Council will follow.	12/07/19	N
6	4/10/17	Request the Local Traffic Committee review the intersection of Canberra Avenue and Stornaway Road and advise if a stop sign for vehicles entering Stornaway Road from Canberra Ave (similar to the	Portfolio GM Community Connection	A review of this intersection is underway and a report provided to Council once completed.	21/03/18	N

		one at the previous intersection with Ross Road) can be implemented.				